



27 Chestnut Avenue, Macclesfield, SK10 2BU

**** NO ONWARD CHAIN **** This traditional end terrace property is set back behind a front garden with hedging to either side. Although in need of some updating, this property offers spacious accommodation over both floors, enjoying a favourable position located on a popular residential estate within walking distance of local shops, excellent schools, Macclesfield canal and of course the town centre with its excellent public transport links. The accommodation in brief comprises; hallway, dual aspect living room, breakfast kitchen, and utility/storage facility to the rear. The first floor offers two double bedrooms and bathroom. The rear garden is mainly laid to lawn with a patio area and fencing and hedging to the perimeter.

£165,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

From Macclesfield Waters Green, travel under the railway bridge and turn left onto the A523 Silk Road. At the roundabout, take the third exit onto the B5470

Hurdsfield Road. Turn left onto Queens Avenue and then take the sixth right onto Chestnut Avenue where the property can be found on the left hand side.

Entrance Hallway

Accessed via double glazed front door. Radiator. Double glazed window to the side aspect. Stairs to first floor landing.

Dual Aspect Living Room

Double glazed window to the front aspect and double glazed sliding patio doors to the garden. Feature open grate fire and brick surround. Radiator.

Breakfast Kitchen

Fitted with a range of base units with work surfaces over, tiled returns and wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for a cooker and fridge/freezer. Double glazed window to the rear aspect. Door to the utility/storage room. Space for a small table and chairs. Radiator.

Utility/Storage Room

Space for a washing machine. Double glazed door to the garden.

Stairs To The First Floor

Double glazed window to the front aspect. Built in storage cupboard. Access to the loft space. Radiator.

Bedroom One

Double bedroom with double glazed window to the rear aspect. Built in over stairs storage cupboard. Wooden floorboards. Radiator.

Bedroom Two

Double bedroom with double glazed window to the rear aspect. Wooden floorboards. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, high level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the front aspect.

Outside

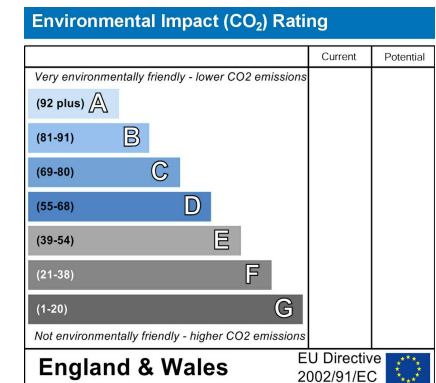
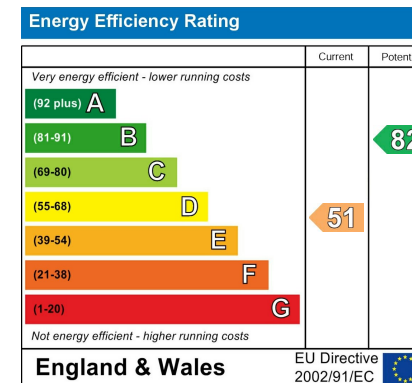
Gardens

The property is set back behind a front garden with hedging to the side. The rear garden is mainly laid to lawn with a patio area and fencing and hedging to the perimeter. Useful brick built outbuilding.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is B.

We would advise any prospective buyer to confirm this with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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