



2 TABLEY CLOSE MACCLESFIELD SK10 3SL

A beautifully appointed three bedroom semi-detached property providing spacious and versatile family accommodation enjoying a favourable position within this select development off Victoria road. The present owners have given careful consideration to its detail and finish to provide a perfect balance for the new owners providing a delightful home ideal for family occupation. The property is fitted with gas central heating via a recently fitted Worcester boiler and double glazed windows and in brief comprises, entrance hallway, downstairs W.C, elegantly presented living room and recently fitted dining kitchen. The first floor offers three well proportioned bedrooms (the master bedroom with a recently fitted stylish en-suite shower room) and a family bathroom. Externally to the front, the driveway provides ample off road parking for multiple vehicles and leads to the detached garage. To the rear is a pleasant Southerly facing garden with a stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs to the borders. The vendor has also advised that the exterior of the property was repainted in September 2024.

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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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

Leaving Macclesfield along Victoria Road, Turn left after a short distance into Pavilion Way and left again onto Gritstone Drive. Take the third right onto Tabley Close and the property can be found first on the right.

Hallway

Composite front door. Spindled staircase to the first floor. Ceiling coving. Radiator.

Living Room

16'0 x 10'1
Elegantly presented living room featuring a coal effect living flame gas fire and surround. Double glazed window to the front aspect. Ceiling coving. Two radiators.

Downstairs WC

Low level WC and wash hand basin. Double glazed circular window to the front aspect.

Dining Kitchen

15'10 x 10'0
Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over. Bosch double oven. Space for a washing machine and dishwasher. Built in under stairs storage cupboard. The dining area has ample space for a dining table and chairs. Double glazed window to the front and side aspect. Contemporary radiator.

Stairs To The First Floor

Bedroom One

13'0 x 9'0
The master bedroom is elegantly presented and is fitted with a range of wardrobes. Two double glazed windows to the front aspect. Radiator.

Stylish En-Suite

Double shower cubicle, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls. Recessed ceiling spotlights. Electric shaver point. Chrome ladder style radiator. Double glazed window to the side aspect.

Bedroom Two

10'2 x 9'0
Double bedroom fitted with a range of wardrobes and additional over stairs storage cupboard. Access to the loft space. Double glazed window to the front aspect. Radiator.

Bedroom Three

7'2 x 6'8
Single bedroom with double glazed window to the side aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and folding screen to the side, low level WC and vanity wash hand basin. Electric shaver point. Part tiled walls. Radiator.

Outside

Driveway

The driveway to the front provides ample off road parking for multiple vehicles and leads to the detached garage. Courtesy gate to the garden.

Detached Garage

Up and over door. Pitched roof. Electric power and light. Courtesy door to the garden.

Southerly Facing Garden

To the rear is a pleasant Southerly facing garden with a stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs to the borders and feature electrical lighting. Courtesy door to the garage. Gate to the front aspect.

Tenure

The vendor has advised us that the property is Freehold and that the council tax is band D. We would recommend any prospective buyer to confirm these details with their legal representative.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk