





# 159 Crompton Road, Macclesfield, SK11 8EH

**\*\* NO ONWARD CHAIN \*\*** A well presented three bedroom semi-detached family home, enjoying a convenient location, within a short walk of the town centre where you will find an array of shops, bars and restaurants as well as excellent public transport facilities. The accommodation comprises in brief; entrance vestibule, open plan living/dining room and kitchen. To the first floor are three bedrooms and bathroom. Externally, the property is set behind a driveway providing off road parking and leads to the integral garage with a lawned front garden to the side. The private rear garden is well established mainly laid to lawn with a large patio to sit and enjoy with friends and family. Various shrubs and hedging to the borders. An early viewing is essential.

## £265,000

### 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 our office proceed down the hill turning right along Sunderland street and proceed through the 2nd set of cross roads/traffic lights onto Park Street and over the mini roundabout onto Park Lane. At the next set of crossroads/traffic lights continue across and take the third turning on the right onto Crompton Road. The property will be found on the right hand side.

#### Entrance Vestibule

Double glazed window to the front aspect. Cloaks cupboard. Stairs to the first floor. Radiator.

#### Open Plan Living/Dining Room

##### Living Area

13'6 x 13'5

Double glazed window to the front aspect. Gas fire and surround. Laminate floor. Ceiling coving. Radiator.

##### Dining Area

10'0 x 8'7

Space for a table and chairs. Double glazed window to the rear aspect. Ceiling coving. Radiator.

##### Kitchen

13'4 x 7'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and fridge with matching cupboard fronts. Space for an under counter freezer. Double glazed window to the rear aspect. Radiator.

#### Stairs To The First Floor

Access to the loft space. Double glazed window to the side aspect.

##### Bedroom One

12'4 x 10'5

Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

### Bedroom Two

11'0 x 10'5

Double bedroom with double glazed window to the rear aspect. Ceiling coving. Radiator.

### Bedroom Three/Study

7'10 x 6'0

Double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a tiled panelled bath, separate shower cubicle, low level WC with concealed cistern and vanity wash basin. Part tiled walls. Tiled floor. Double glazed window to the side aspect. Radiator.

### Outside

#### Driveway

The property is set back behind a driveway providing off road parking and leads to the integral garage with a lawned front garden to the side.

#### Garage

18'8 x 8'8

Double garage doors. Power and lighting. Double glazed window to the rear aspect. Courtesy door to the rear.

#### Garden

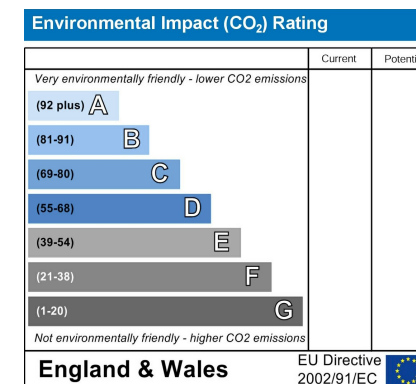
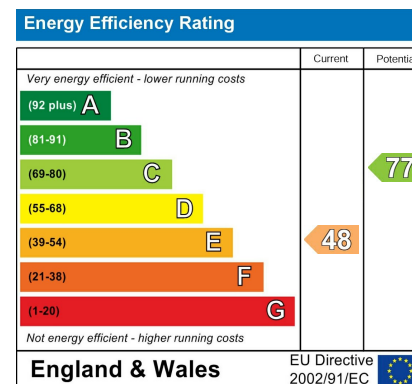
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#### Tenure

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

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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