



28 Avonside Way, Macclesfield, SK11 8BY

A well presented two bedroom mews property nestling in a small cul-de-sac development and located close to excellent schools, Macclesfield town centre and its excellent public transport links. In brief the property comprises; entrance vestibule with cloaks cupboard, living room with leaded window to the front aspect and a fitted dining kitchen to the ground floor. The first floor offers two double bedrooms and a bathroom suite. The Westerly facing rear garden is mainly laid to lawn with fencing to the perimeter providing. There is also a patio area ideal for entertaining both friends and family. Externally, there is a driveway to the front providing off road parking and additional residents parking. Viewing recommended.

£220,000

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

Leaving Macclesfield along Park Lane (A536), turn left at the first set of traffic lights onto Ryles Park Road and turn left at the top onto Ridge View. Taking

the second turning right onto Avonside Way. The property will be found towards the head of the cul-de-sac on the right hand side.

Entrance Vestibule

Living Room

15'10 x 12'10

Good size reception room with coal effect living flame gas fire and surround. Double glazed window to the front aspect. Radiators. Door to kitchen. Stairs to the first floor landing.

Kitchen

12'10 x 9'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall-mounted cupboards. Stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Space for a fridge, freezer and washing machine. Wall mounted Vaillant boiler. Double glazed window and door to the rear aspect.

Stairs To The First Floor

Access to the loft space.

Bedroom One

12'10 x 8'8

Double bedroom fitted with a range of floor to ceiling wardrobes with sliding mirror fronted doors. Double glazed window to the front aspect. Radiator.

Bedroom Two

12'10 x 8'3

Good size second bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights.

Outside

Garden

The Westerly facing rear garden is mainly laid to lawn with fencing to the perimeter providing. There is also a patio area ideal for entertaining both friends and family.

Parking

A driveway to the front provides off road parking. There is additional residents parking.

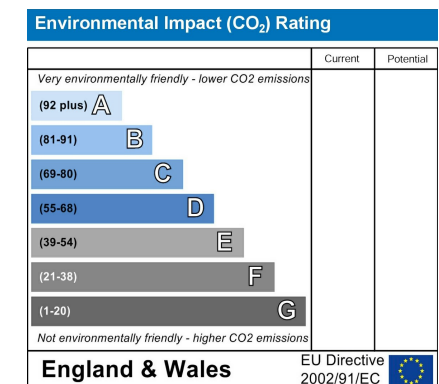
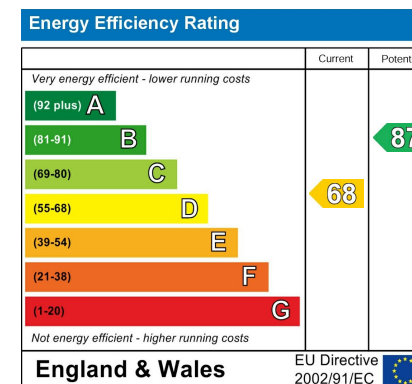
Tenure

The vendor has advised that the property is Leasehold with a term of 999 years from 5 Spetember1980. The vendor has also advised that the property is council tax tax band C.

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

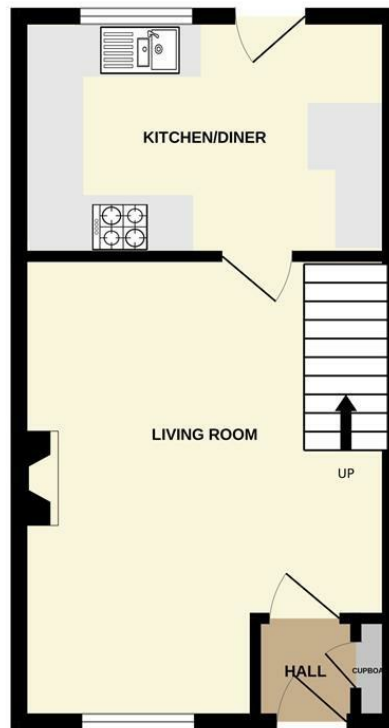
Anti Money Laundering - Note

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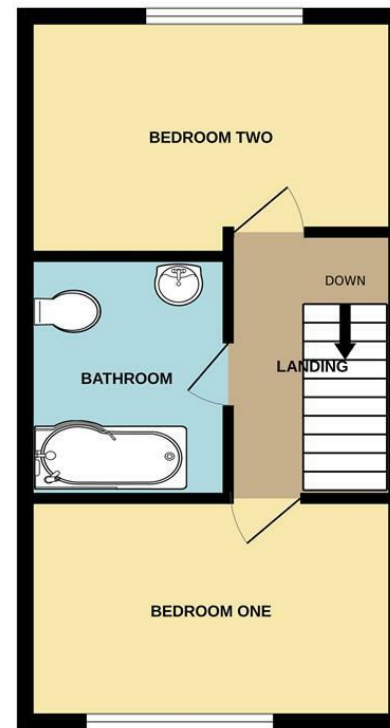




GROUND FLOOR



1ST FLOOR



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