



22 IVY ROAD MACCLESFIELD SK11 8QB

A charming red brick detached family home offering beautifully presented accommodation and a Westerly facing rear garden. Situated on one of Macclesfield's most sought after roads, the property enjoys close proximity to local shops, highly regarded schools, Macclesfield General Hospital and the town centre. Constructed in the 1930s with attractive bay fronted elevations, this impressive home has undergone a comprehensive programme of modernisation, creating an ideal setting for family living. The accommodation in brief comprises; open porch leading into a welcoming entrance hallway, a bay fronted living room and a stylish dining kitchen complete with a range of integrated appliances and French doors opening onto the rear garden. To the first floor are three bedrooms and a luxurious family bathroom featuring a freestanding claw-foot bath and a separate shower enclosure. Externally, a driveway to the front provides ample off road parking and leads to the attached garage. Gated side access opens to the mature, Westerly facing rear garden which is mainly laid to lawn and includes a decked patio area perfect for relaxing or entertaining family and friends. Beyond, there is an additional secluded lawned garden. The garden has an array of shrubs and trees, offering a high degree of privacy. Viewing highly recommended to appreciate this beautiful family home.

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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. The property will be found on the right hand side, just after Clifford Road.

Covered Porch

Original feature tiled floor.

Entrance Hallway

Elegantly presented hallway with stairs leading to the first floor landing. Understairs storage cupboard and additional built in storage cupboard. Attractive Karndean flooring. Recessed ceiling spotlights. Double glazed doors to the side aspect. Radiator.

Downstairs WC

Push button low level WC with concealed cistern and wash hand basin. Built in storage cupboard. Double glazed window to the side aspect. Recessed ceiling spotlight. Radiator.

Bay Fronted Living Room

14'2 x 11'2
Tastefully presented featuring a wood burning stove within the recess. Double glazed curved bay window to the front aspect. Picture rail. Curved radiator. Archway through to the dining room.

Open Plan Dining Kitchen

Stylish Kitchen
120 x 11'2
Fitted with a stylish range of handleless base units with Quartz work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood over and oven below. Integrated dishwasher fridge/freezer all with matching cupboard fronts. Built in microwave. Attractive Karndean flooring. Recessed ceiling spotlights. Double glazed window to the rear aspect. Contemporary radiator.

Dining Area

10'2 x 6'4
A spacious dining area with ample space for a dining table and chairs. Double glazed French doors opening to the rear garden. Attractive Karndean flooring. Contemporary radiator.

Stairs To The First Floor

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

Bedroom One

14'0 x 11'3
Double bedroom with double glazed curved bay window to the front aspect. Picture rail. Exposed floorboards. Recessed ceiling spotlights. Curved radiator.

Bedroom Two

12'0 x 10'2
Double bedroom with double glazed window to the rear aspect. Picture rail. Recessed ceiling spotlights. Radiator.

Bedroom Three

7'0 x 6'0
Single bedroom with double glazed window to the front aspect. Exposed floorboards. Radiator.

Luxury Family Bathroom

Fitted with a white suite comprising; free standing claw foot bath with telephone style shower fittings, separate walk in shower cubicle with rainfall shower head and hand held body wash head, push button low level WC and vanity wash basin. Wooden panelling. Tiled floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

The property is set back from the road with a driveway to the front providing ample off road parking and leads to the attached garage. Gated access to the side leads to the Westerly facing rear garden.

Attached Garage

Double garage doors. Double glazed window and courtesy door to the rear.

Westerly Facing Garden

Westerly facing rear garden which is mainly laid to lawn and includes a decked patio area perfect for relaxing or entertaining family and friends. Beyond, there is an additional secluded lawned garden. The garden has an array of shrubs and trees, offering a high degree of privacy.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is D. We would advise any prospective buyers to confirm this 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.



TOTAL FLOOR AREA: 1033 sq.ft. (95.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	