



22 Belgrave Road, Macclesfield, SK11 7TW

NO ONWARD CHAIN This well presented semi-detached property is located on the outskirts of Macclesfield and within walking distance from the ever popular SOUTH PARK, Lyme Green business park, local schools, the town centre and excellent transport links. In brief the property comprises; entrance hallway with stairs to the first floor landing, breakfast kitchen, living room, downstairs WC. To the first floor are three good sized bedrooms and bathroom. The home is warmed by gas fired central heating and benefits further from double glazed windows. There is a driveway to the front of the property which provides off road parking, whilst to the rear is a southerly facing garden which is laid to lawn with a large area of wooden decking ideal for 'Al fresco' dining. The garden also includes two sizeable sheds one of which has electricity and is ideal for a garden room or home office. Fencing to the perimeter providing a degree of privacy.

£200,000

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

Proceed out of Macclesfield along Mill Lane, which then becomes Cross Street (A523), which continues onto London Road. Turn right onto Moss Lane. Follow the road around then turn right onto Belgrave Road. The property can then be found on the left hand side.

Entrance Hallway

uPVC front door. Stairs to first floor landing.

Living Room

15'10 x 11'0

Light and airy living room decorated in neutral colours with two uPVC double glazed windows to the front and rear aspect. Two radiators. Electric fire.

Breakfast Kitchen

12'2 x 8'7

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Space for oven, dishwasher, washing machine

and fridge freezer. Vailant boiler. Double glazed window to rear aspect.
Radiator. Access to under stairs storage.

W/C

uPVC double glazed frosted window. Radiator

Bedroom One

11'3 x 8'8

uPVC double glazed window to front aspect. Loft access. Radiator.

Bedroom Two

9'0 x 8'8

uPVC double glazed window to the front aspect. Radiator.

Bedroom Three

7'3 x 7'1

uPVC double glazed window to rear aspect.

Bathroom

Fitted with panelled bath with shower over, pedestal hand wash basin and low level WC. Part tiled walls. uPVC double glazed frosted window to rear aspect.
Radiator.

Rear Garden

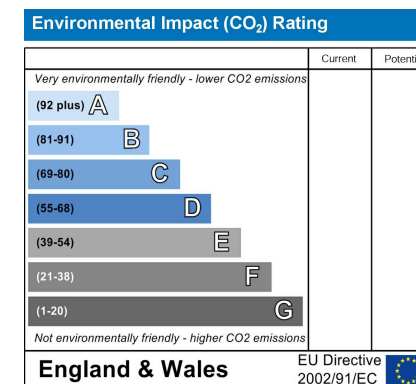
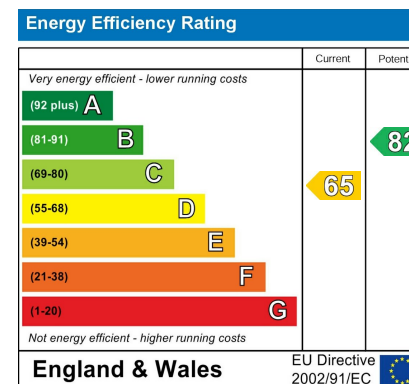
Southerly facing rear garden which is laid to lawn with a large area of wooden decking ideal for 'Al fresco' dining. Two sheds (one with power).

Tenure

The vendor has advised that the property is Freehold.

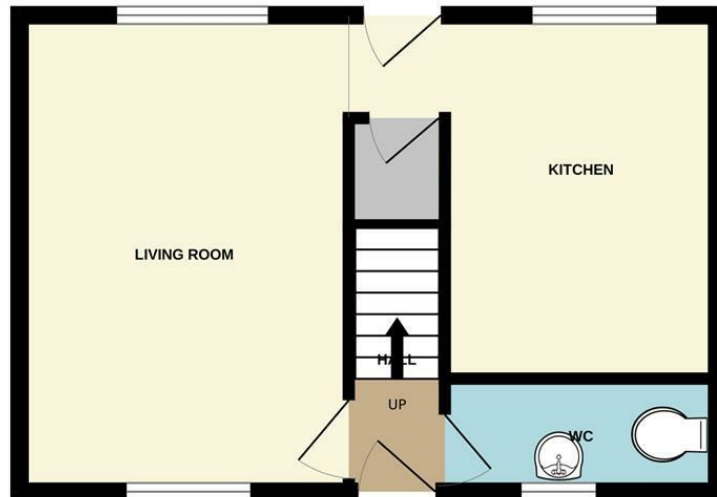
We also believe the property to be council tax band B.

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

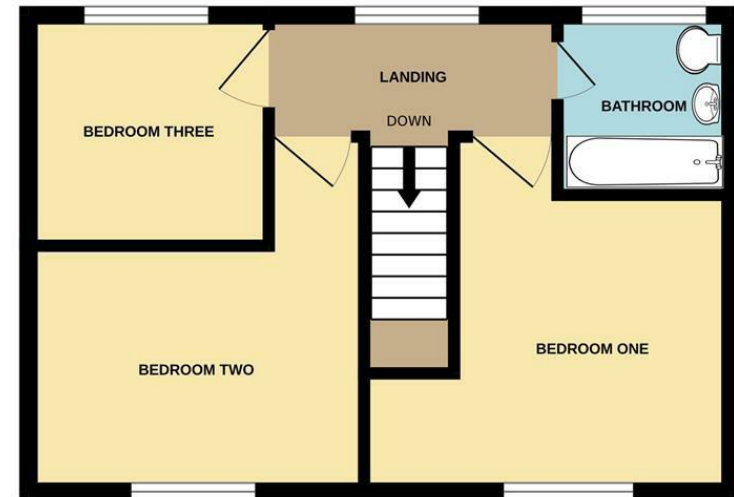




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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