



# 40 Ullswater, Macclesfield, SK11 7YW

A spacious three double bedroom family home set back from the road in a highly sought after residential area of Macclesfield. Ideally located within walking distance of Ivy Bank School, local shops and public transport links. This property offers excellent family living with generous proportions throughout and in brief comprises; entrance hallway, downstairs W.C, a generous dual-aspect living/dining room, kitchen and utility area. To the first floor are three double bedrooms and a shower room. Externally, the property is set back behind a block paved driveway providing off road parking and leads to an integral garage/bike store. To the rear is a private paved garden offering a low maintenance space perfect for entertaining or simply relaxing.

## £329,950

### 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 Park Lane. At the flower pot proceed across the traffic lights onto Ivy Lane taking the second turning on the left hand side onto Valley Road. Take the first turning on the right onto Shadewood Road and then left onto Grasmere. Follow the road around to the right onto Rydal Place and then turn left onto Ullswater. The property will be found on the right hand side.

#### Entrance Hallway

Double glazed front door and window to the side aspect. Laminate floor. Radiator.

#### Downstairs WC

Low level WC and vanity wash hand basin. Tiled floor. Part tiled walls. Double glazed window to the side aspect.

#### Living/Dining Room

22'0 x 14'10 max

#### Living Area

14'10 x 11'0

Feature electric fire and surround. Double glazed window to the front aspect.

#### Dining Area

12'7 x 11'0

Ample space for a dining table and chairs. Double glazed sliding patio doors to the garden. Radiator.

#### Inner Hallway

Under stairs storage cupboard and additional cloaks cupboard. Stairs to the first floor.

#### Kitchen

10'0 x 8'8

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset one and a quarter bowl single drainer sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Integrated double oven. Space for a dishwasher and under counter fridge. Breakfast bar with stool recess. Double glazed window and door to the rear aspect.

#### Utility Area

Space for additional appliances.

#### Stairs To The First Floor

Feature glass balustrade. Access to the loft space. Double glazed window to the side aspect. Radiator.

**Bedroom One**

14'4 x 10'8

Double bedroom with storage cupboard housing a Vaillant boiler. Additional built in wardrobe with twin doors. Double glazed window to the front aspect. Radiator.

**Bedroom Two**

12'7 x 9'0

Double bedroom with built in wardrobe. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

**Bedroom Three**

10'0 x 9'0

Double bedroom with double double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

**Shower Room**

Fitted with a white suite comprising; shower cubicle, low level WC and pedestal wash hand basin. Chrome ladder style radiator. Part tiled walls. Double glazed window to the front aspect.

**Outside****Driveway**

A block paved driveway to the front provides off road parking.

**Garage/Bike Store**

Previously a conventional garage and now a bike store after converting the rear part to a utility area and the front part sectioned off to create a bike store. Timber door with a courtesy personnel door.

**Garden**

To the rear is a private paved garden ideal for entertaining family and guests or to just simply relax. Various shrubs and hedging to the borders. The rear garden is not directly overlooked.

**Tenure**

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 29 September 1967. The vendor has also advised us that the property is council tax band D. 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.





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