jordan fishwick

26 Delamere Drive, Macclesfield, SK10 2PW

** NO ONWARD CHAIN ** Delamere Drive is located on the edge of Macclesfield, close to excellent schools, Macclesfield canal and countryside, within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. This particular two/three bedroom property offers a rare opportunity to purchase in this quiet location set back just off Delamere Drive. In brief the property comprises; porch and sitting room/bedroom three. To the first floor there is a spacious dual aspect living room and breakfast kitchen with access to the garden. To the second floor there are two double bedrooms and a shower room. Externally, there is a block paved driveway to the front providing off road parking for several vehicles and leads to the attached garage. To the rear is a pleasant Southerly facing garden, mainly laid to lawn with a patio ideal for entertaining family and guests. Various shrubs and hedging to the borders with steps to the side of the property allowing access to the front.

£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
Travelling North on The Silk Road (A523) and passing Arighi Bianchis on the right hand side, turn right at the next roundabout onto Hurdsfield Road (B5470). Continuing along, Delamere Drive can be found on the left hand side just before passing over the canal, (approx 11th turning). Continue down Delamere Drive where the property will be found on the right hand side set back just off Delamere Drive just before the open green.

Porch
Tiled floor.

Sitting Room/Bedroom
12'5 x 11'10
Versatile room with stairs to the first floor. Built in storage cupboard. Solid mahogany floor. Double glazed window to the side aspect.

Stairs To The First Floor
Double glazed window to the front aspect.

Dual aspect Living Room
15'4 x 10'6
Decorated in neutral colours with double glazed window to the front and rear aspect. Radiator.

Breakfast Kitchen
11'10 x 9'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for a cooker and fridge. Radiator. Double glazed window to the rear aspect with

views looking over mature garden. Stable door opening to the garden. Space for a table and chairs.

Stairs To The second Floor
Double glazed window to the front aspect. Access to the loft space.

Bedroom One
10'8 x 10'6
Double bedroom with double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Two
10'0 x 9'2
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

Shower Room
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Double glazed window to the front aspect. Radiator.

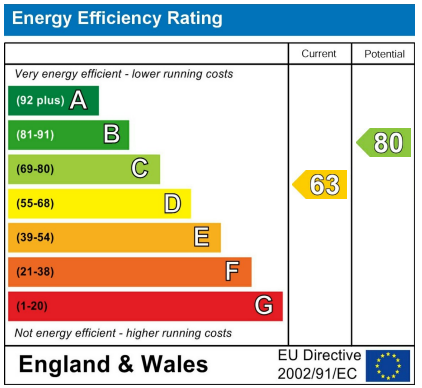
Outside

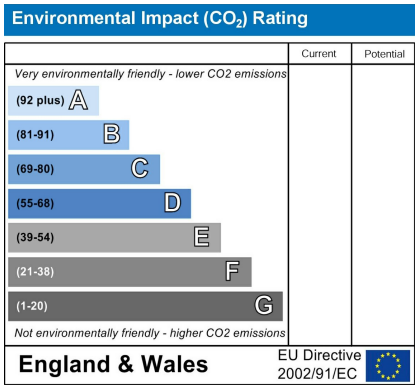
Driveway
A block paved driveway to the front providing off road parking for several vehicles and leads to the attached garage.

Attached Garage
15'0 x 10'2
Double doors opening to the garage. Wall mounted boiler. Power and lighting. Sink unit.

Gardens
To the rear is a pleasant Southerly facing garden, mainly laid to lawn with a patio ideal for entertaining family and guests. Various shrubs and hedging to the borders with steps to the side of the property allowing access to the front.

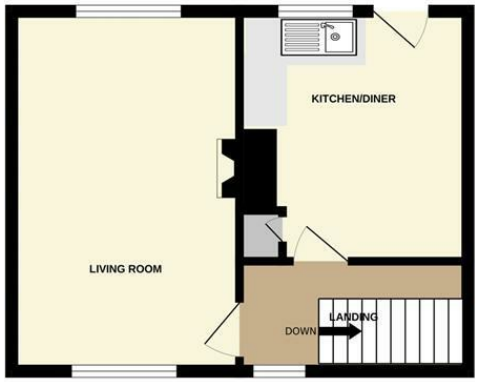
Tenure
We are advised by our vendor that they own the Leasehold title and also the Freehold reversion. We would recommend any prospective buyer to confirm these details with their legal representative.
We also believe the property to be council tax band B.





GROUND FLOOR

1ST FLOOR



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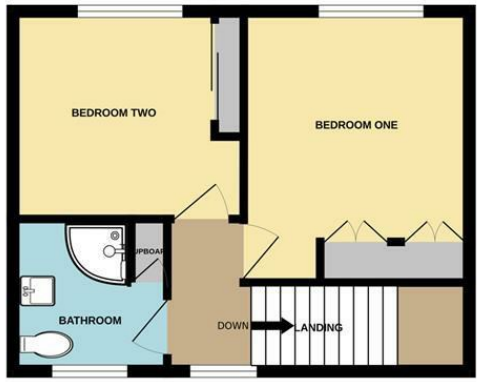

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