jordan fishwick

50 Birtles Road, Macclesfield, SK10 3JQ

** FOR SALE BY INFORMAL TENDER ** A rare opportunity to acquire a highly versatile detached dormer bungalow, offering exceptional flexibility in its layout to accommodate a choice of additional bedrooms or reception rooms to suit individual requirements. The property is offered for sale by informal tender and is set within generous grounds, featuring ample off-road parking and a private, mature garden that enjoys a high degree of privacy. In brief the property comprises; entrance hallway, living room, conservatory, kitchen, utility room, study, dining room/bedroom two, bedroom three, bedroom four, shower room and separate WC. To the first floor is a master bedroom, dressing room and shower room. A driveway to the front provides ample off road parking. The mature garden is laid mainly to lawn with stone patios and hedging to the boundaries. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous dormer bungalow. The property is offered for sale by way of informal tender. Interested parties are advised to inspect the property prior to submitting a bid. Tender deadline is by 12 noon on Wednesday 12th November.

£425,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Birtles Road is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross" and the bus service providing public transport to the town centre and of course the surrounding areas. The hospital and leisure centre are also within close proximity to the property. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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 Victoria Road, passing the hospital on the left hand side, turn right at the next roundabout onto Priory Lane and then take the first left onto Birtles Road. Continuing along, the property will be found on the left hand side.

Entrance Hallway
Accessed via a composite front door. Composite door to the rear aspect. Access to the loft space. Built in cupboard housing the hot water cylinder.

Study
8'5 x 7'7
Double glazed window to the front aspect. Radiator.

Utility
7'7 x 7'4
Double glazed window to the front aspect. Radiator.

Kitchen
13'2 x 11'4 max
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Four ring electric hob. Built in double oven. Inset stainless steel sink unit with mixer tap and drainer. Space for a fridge/freezer, washing machine and slimline dishwasher. Breakfast bar with stool recess. Radiator. Double glazed window to the rear aspect.

Dining Room/Bedroom Two
12'3 x 11'5
Double glazed window to the rear aspect. Radiator.

Bedroom Three
12'0 x 11'5
Double glazed window to the front aspect. Radiator

Bedroom Four
11'5 x 11'5
Double glazed window to the front aspect. Radiator.

Living Room
22'5 x 12'0
Double glazed bay window to the front aspect and additional double glazed window to the side aspect. Electric fire and surround. Composite door to the side aspect. Two radiators.

Conservatory
11'5 x 9'7
Double glazed windows and French doors to the garden. Radiator.

Shower Room
Shower, push button low level WC and pedestal wash hand basin. Double glazed window to the rear aspect. Radiator.

Downstairs WC
Push button low level WC and wash hand basin. Radiator.

Stairs To The First Floor
Access to the loft space. Built in storage to the eaves. Exposed beam.

Bedroom One
15'10 x 12'0 max
Double bedroom fitted with a range of wardrobes and drawers. Vanity sink unit. Double glazed window to the front aspect. Radiator.

Dressing Room
6'5 x 6'0
Exposed beams. Velux window.

WC
Push button low level WC and pedestal wash hand basin. Velux window. Exposed beams. Radiator.

Outside

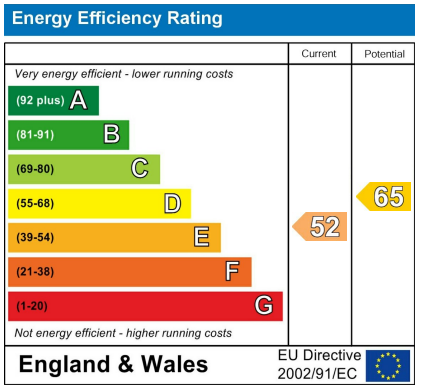
Driveway
A driveway to the front provides ample off road parking.

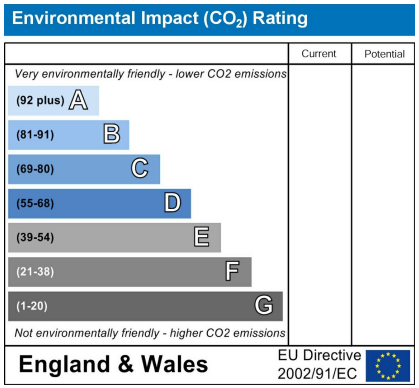
Garden
The mature garden is laid mainly to lawn with stone patios and hedging to the boundaries.

Tenure
We are informed by the vendor that the property is Freehold and the council tax band is G. 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.

Informal Tender
Informal Tender Process: Interested parties are invited to submit their best offer on the specific form that can be requested or collected from the Macclesfield office and dropped off in a sealed envelope or by email to macc@jordanfishwick.co.uk by 12 noon on 12th November.





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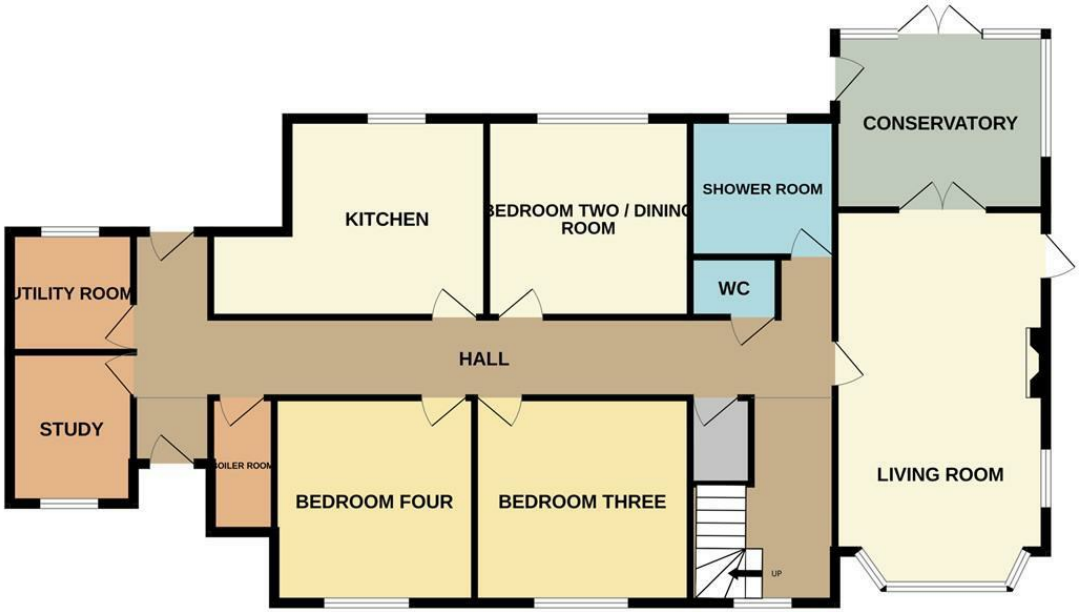
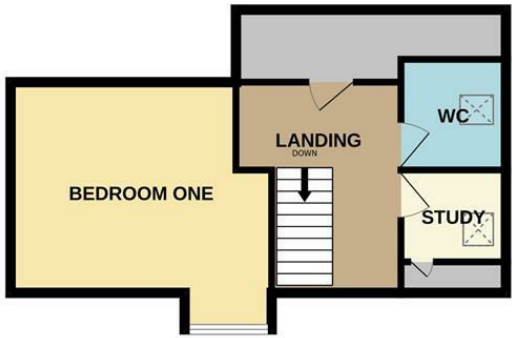


1ST FLOOR



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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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