jordan fishwick

25 Larch Avenue, Macclesfield, Cheshire, SK11 7UJ

NO ONWARD CHAIN An attractive two double bedroom true bungalow, ideally positioned in a sought after location within walking distance of the shops at Thornton Square and convenient bus routes. Tucked away at the head of a quiet cul-de-sac, this well proportioned home offers comfortable and well presented accommodation throughout. In brief, the property comprises; entrance hallway, living room with bi-folding doors to the garden, modern fitted kitchen, two double bedrooms and a shower room. Set back behind a gravelled front garden and a driveway to the side. To the rear is a mature Southerly facing garden featuring a decked patio area perfect for entertaining or relaxing, overlooking a well maintained lawn with established hedging and shrubs to the borders. Timber panel fencing encloses the boundaries. An internal viewing is highly recommended to fully appreciate all that this delightful true bungalow has to offer.

£300,000

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, drink, unique crafts 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 Park Lane, turn left at the second set of lights onto Congleton Road, taking the second turning right onto Thornton Avenue, Larch Avenue is then first on the left. Follow the road where the property will be found towards to the end on the left.

Open Porch
Composite front door.

Hallway
Decorated in neutral colours with recessed ceiling spotlights. Built in storage cupboard. Contemporary radiator. Access to the loft space with lighting and potential to convert (subject to relevant planning).

Living Room
16'0 x 10'7
Tastefully presented and decorated in neutral colour with double glazed bi-folding doors opening to the garden. Electric fire. Contemporary radiator.

Kitchen
11'0 x 9'0
Fitted with a comprehensive range of handless base units and drawers with work surfaces over and matching wall mounted cupboards. Inset four ring induction hob with contemporary extractor hood over. Built in double oven. Integrated washer/dryer with matching cupboard front. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Recessed ceiling spotlights. Contemporary radiator. Double glazed window and door to the rear aspect.

Bedroom One
14'10 x 10'10
Double bedroom with double glazed window to the front aspect. Contemporary radiator.

Bedroom Two
11'0 x 10'5
Double bedroom with double glazed window to the front aspect. Contemporary radiator.

Shower Room
Fitted with a white suite comprising; shower cubicle, push button low level WC and vanity wash hand basin. Double glazed window to the side aspect. Chrome ladder style radiator. Electric shaver point. Recessed ceiling spotlights.

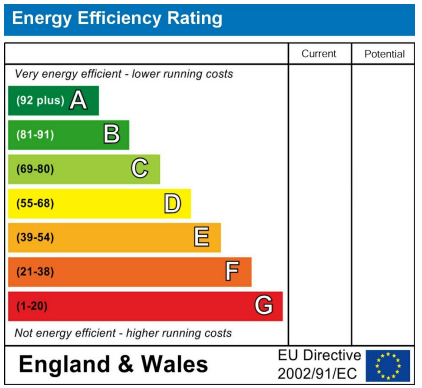
Outside

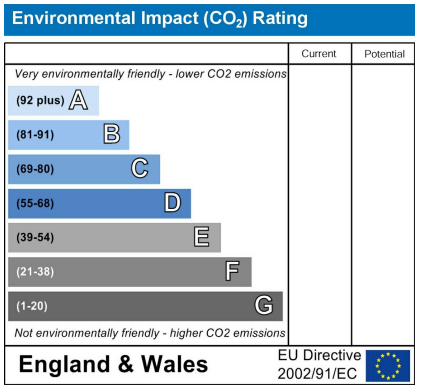
Driveway
Gravel garden with a driveway to the side leading to the gated access down the side to the garden.

Southerly Facing Garden
To the rear is a mature Southerly facing garden featuring a decked patio area perfect for entertaining or relaxing, overlooking a well maintained lawn with established hedging and shrubs to the borders. Timber panel fencing encloses the boundaries.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is C.
We would advise 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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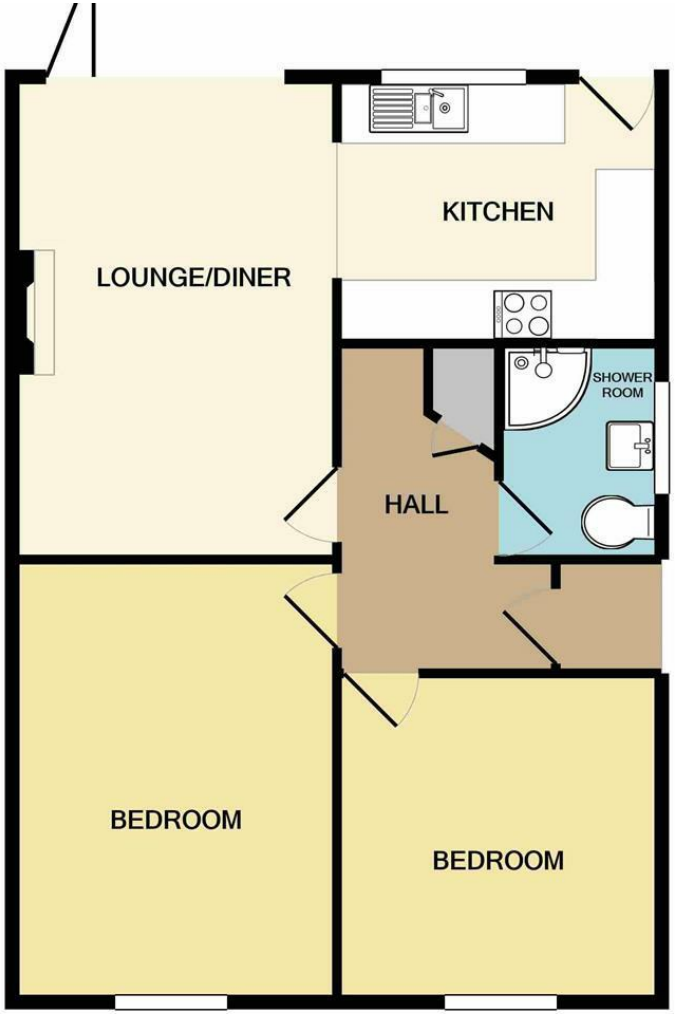

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