FOR SALE
jordan fishwick
MACCLESFIELD
01625 434 000
jordan fishwick

17 Grangelands, Macclesfield, SK10 4AB

** NO ONWARD CHAIN ** A spacious three bedroom link-detached family home located within a quiet cul-de-sac off Prestbury Road and within close proximity to excellent primary and secondary schools such as Whirley and Fallibroome and Macclesfield Leisure Centre and public transport links. In brief, the accommodation comprises; entrance hall, living room, dining room, conservatory and kitchen. To the first floor are three bedrooms and bathroom. Externally the property is set back behind a driveway providing off road parking with a lawned garden to the side. To the rear is a private enclosed garden which is laid mainly to lawn with a flagged stone patio/seating area to sit and relax with various shrubs and hedging to the borders.

£320,000

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
Leaving Macclesfield on a Northerly direction along Prestbury Road (B5087), Turn left onto Grangelands. Follow around to the left where the property will be found on the left.

Entrance Hallway
Stairs to the first floor. Built in cloaks cupboard. Double glazed window to the side aspect. Radiator.

Living Room
17'0 x 13'3
Spacious reception room with double glazed window to the front aspect. Ceiling coving. Radiator. Sliding doors to the dining room.

Dining Room
10'3 x 8'3
Ceiling coving. Radiator. Door to the conservatory.

Kitchen
10'3 x 7'8
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. Tiled returns. Space for a cooker and dishwasher. Under stairs storage cupboard. Double glazed window to rear aspect.

Conservatory
10'8 x 9'3
Double glazed windows and French doors to the garden.

Stairs To The First Floor
Built in airing cupboard housing the hot water tank. Access to the loft space.

Bedroom One
15'0 x 9'7
Double bedroom with double glazed window to the front aspect. Built in cupboard. Radiator.

Bedroom Two
10'1 x 9'10
Double bedroom with double glazed window to the rear aspect. Built in cupboard. Radiator.

Bedroom Three
7'5 x 6'6
Single bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

Bathroom
Fitted with a panelled bath with shower over, low level WC and pedestal wash hand basin. Double glazed window to the rear aspect. Radiator.

Outside

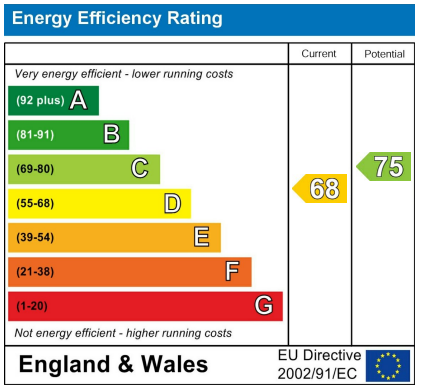
Driveway
A driveway to the front with a lawn garden to the side.

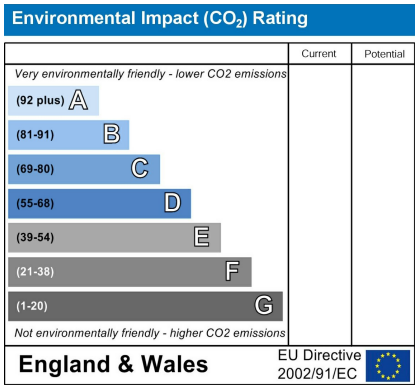
Integral Garage
19'4 x 9'0
Electric roller door. Space for a washing machine and additional appliances. Double glazed window and door to the rear aspect.

Garden
To the rear is a private enclosed garden which is laid mainly to lawn with a flagged stone patio/seating area to sit and relax with various shrubs and hedging to the borders.

Tenure
The vendor has advised us that the property is TBC and 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.

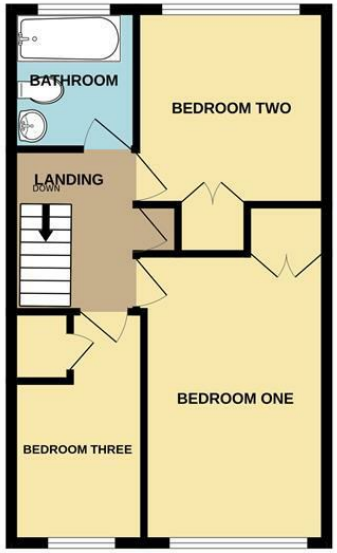




Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR

1ST FLOOR



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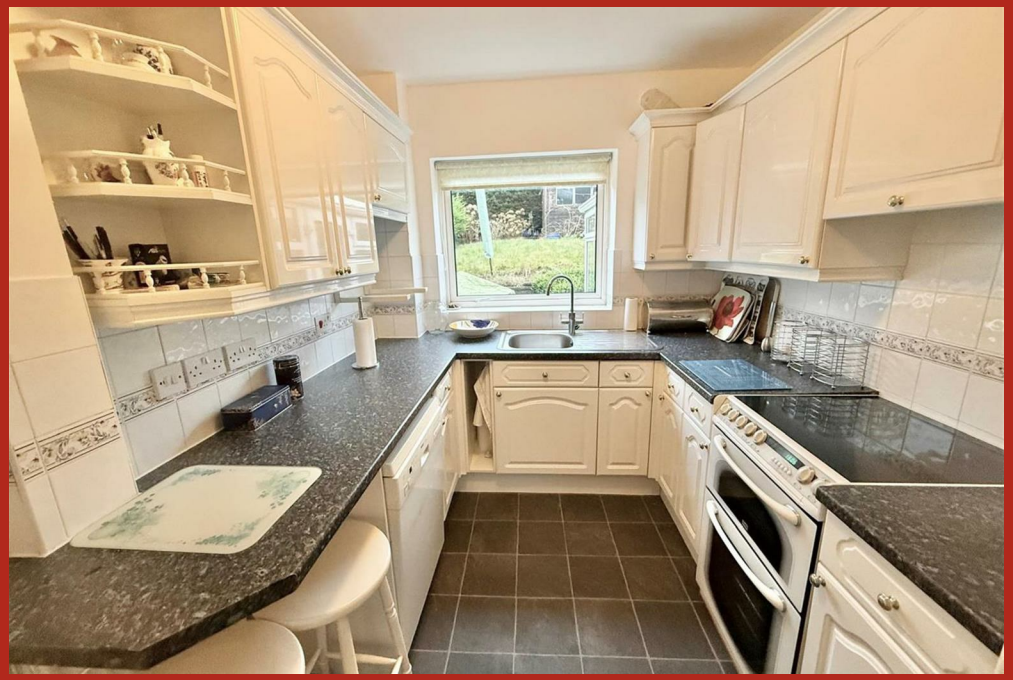
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