





# 38 Knowsley Road, Macclesfield, SK11 8AP

Situated on one of Macclesfield's most sought after roads and conveniently located within close proximity to local primary and secondary schools, as well as the town centre only being a short distance away, offering a variety of shops, cafes, and amenities. Excellent transport links further enhance the convenience of this location, making commuting easier. The property is set back from the road and in brief comprises; entrance hallway, downstairs WC, a generous living room, dining room/bedroom three and breakfast kitchen. To the first floor there are two double bedrooms with the master bedroom enjoying stunning views of Teggs Nose, Shutlingsloe, and Macclesfield Forest and family bathroom. Externally, a block paved driveway to the front provides ample off road parking, while the ample off road parking, presents a wonderful outdoor space, mainly laid to lawn with various shrubs and hedging to the borders.

## £389,950

### 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 third set of lights turn left onto Ryles Park Road, bear round to the right onto Western Avenue and immediately left onto Knowsley Road where the property will be found to the left hand side.

#### Entrance Hallway

Stairs to first floor landing. Under stairs storage cupboard. Double glazed window to the front aspect. Radiator.

#### Downstairs WC

Low level WC with concealed cistern and wash hand basin. Window to the side aspect.

#### Generous Living Room

22'10 x 12'6

Generous living room featuring a coal effect living flame gas fire and surround. Double glazed window to the front aspect. Ceiling coving. Two radiators.

#### Dining Room/Bedroom Three

14'6 x 9'0

Double glazed sliding patio doors to the garden. Radiator.

#### Breakfast Kitchen

12'0 x 11'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above. Built in double oven. Integrated fridge/freezer and dishwasher. Worcester boiler in cupboard. Radiator. Double glazed window to the rear aspect with fantastic views. Door to the side aspect.

#### Stairs To The First Floor

Built in airing cupboard. Access to the loft space.

### Bedroom One

14'8 x 12'6 to wardrobe front

Generous size master bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect with fantastic views of Teggs Nose, Shutlingsloe and Macclesfield Forest. Radiator.

### Bedroom Two

15'0 x 13'4

Double bedroom with double glazed window to the front aspect. Radiator.

### Family Bathroom

Fitted with a panelled bath, separate shower cubicle, push button low level WC and pedestal wash basin. Part tiled walls. Chrome ladder style radiator. Double glazed window to the side aspect.

### Outside

#### Driveway

To the front is a block paved driveway providing off road parking. Courtesy gate to the side.

#### Attached Garage

Up and over door.

### Garden

The well established garden is mainly laid to lawn and patio terraces with various shrubs and hedging to the borders. Far reaching views over fields and mature trees beyond.

### Tenure

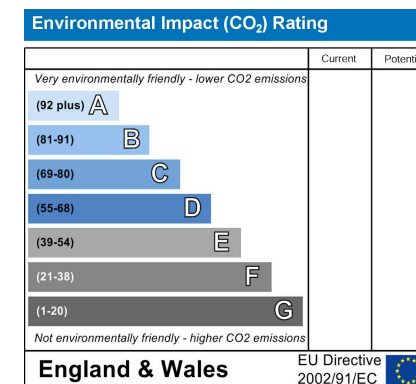
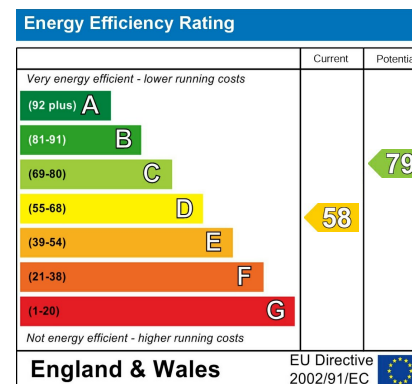
We are advised by the vendor that the property is Freehold.

We have also been advised that the council tax band is E.

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.

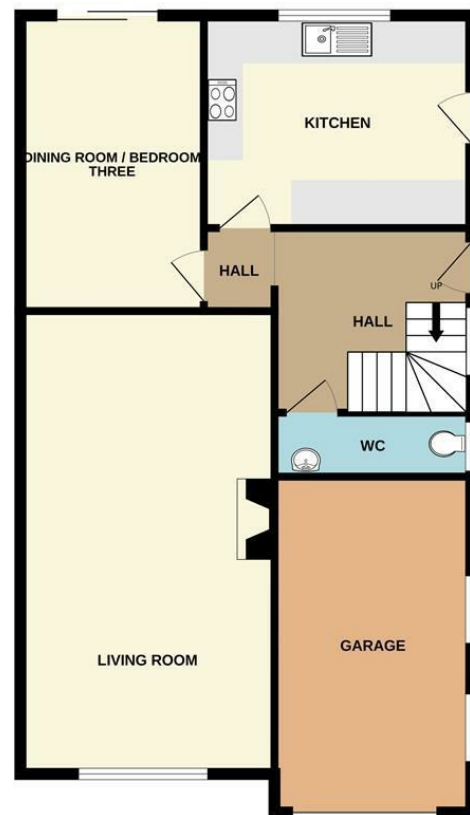




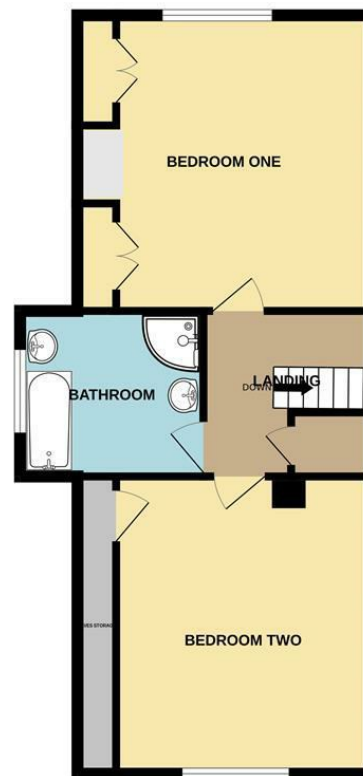




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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