



Jordan fishwick

84 KENILWORTH ROAD MACCLESFIELD SK11 8UX

£285,000

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** NO ONWARD CHAIN ** A three bedroom semi detached family home set back from the road behind a front garden and driveway on a quiet cul-de-sac. Located in a popular and highly sought-after residential area close to local shops at Thornton Square, excellent schools and convenient bus routes. This particular home is located on a favourable residential estate and with some cosmetic improvements will provide an excellent home for a growing family. In brief the accommodation comprises; porch, entrance hallway, spacious through living/dining room, kitchen, inner hallway and downstairs WC/utility. To the first floor are three bedrooms and a bathroom. Externally, the front driveway provides off-road parking and access to the integral garage. The mature westerly facing rear garden is mainly laid to lawn with established shrubs, complemented by a generous patio area and an additional covered seating area.

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 country side 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 in a Southerly direction along Park Lane continue through the traffic lights at the junction with Congleton Road onto Ivy Lane and at the sharp right hand corner continue straight on onto Kendal Road. Take the first left onto Kenilworth Road. Proceed for a little distance passing Kenilworth Close on the right and the property can be found right hand side.

Porch

Double glazed French doors and windows. Door to the hallway.

Entrance Hallway

Stairs leading to the first floor landing. Built in cloaks cupboard. Radiator.

Open Plan Living/Dining Room

Spacious dual aspect living/dining room.

Living Room

12'3 x 12'0

Bright and airy reception room with a large double glazed window to the front aspect. Electric fire and surround. Ceiling coving. Radiator.

Dining Room

11'6 x 9'0

Space for a table and chairs. Double glazed sliding patio doors to the garden. Ceiling coving. Radiator.

Kitchen

10'0 x 9'6

Fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. Tiled returns. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over. Built in double oven. Space for a dishwasher and under counter fridge. Boiler. Double glazed window to the rear aspect.

Inner Hallway

Door to the garden, downstairs WC and integral garage.

Downstairs WC/Utility Room

7'1 x 5'3

Low level WC and wash hand basin. Space for a washing machine and tumble dryer. Window to the rear aspect.

Stairs To The First Floor

Built in storage cupboard and additional over stairs storage cupboard. Access to the loft space. Double glazed window to the side aspect.

Bedroom One

12'2 x 10'4
Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

Bedroom Two

11'5 x 10'1
Double bedroom with double glazed window to the rear aspect. Two fitted wardrobes. Radiator.

Bedroom Three

8'6 x 8'0
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

To the front of the property is a driveway providing off road parking and leads to the integral garage. A lawned front garden to the side with mature shrubs and hedging to the boarders. A courtesy gate to the side allows access to the garden.

Integral Garage

13'0 x 8'8
Up and over door. Power and lighting.

Westerly Facing Garden

The mature westerly facing rear garden is mainly laid to lawn with established shrubs, complemented by a generous patio area and an additional covered seating area. Fenced and enclosed with a courtesy gate to the side allowing access to the front.

Tenure

We are informed by the vendor 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.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		