



11 Tarn Mount, Macclesfield, SK11 7XX

Located within a quiet cul-de-sac and enjoying a substantial plot with a larger than average garden, off road parking and integral garage. This most appealing three bedroom end of terraced family home is within walking distance of Ivy Bank School, local shops at Thornton Square and not too far from the town centre and excellent transport links. A unique feature of this property is the self-contained versatile room to the side complete with its own entrance and shower room. This adaptable space could be used as a guest suite, studio, home office, or treatment room. In brief the property comprises; entrance vestibule, dual aspect living/dining room, kitchen, versatile reception room and downstairs shower room. To the first floor are three bedrooms and a shower room fitted with a white suite. Externally, the house is set back behind a driveway providing off road parking and leads to the integral garage. The mature garden is a real feature and has been skilfully landscaped with a paved seating area ideal for entertaining family and guests or to just simply relax and enjoy with an additional seating area and large summer house. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners. Mature trees to the rear provide a high degree of privacy.

£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 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 along Park Lane, continue through the traffic lights at the junction with Oxford Rd & Congleton Rd, into Ivy Lane and then take the second turning on the left into Valley Rd. Tarn mount is then the fourth turning on the left, opposite Ivy Bank Primary School. The property can be found on the left hand side.

Vestibule

Access to the integral garage. Built in storage cupboard. Laminate floor. Door through to the living/dining room.

Dual Aspect Living Room

22'1 x 10'7

Dual aspect reception room with double glazed window to the front and double glazed patio doors to the rear aspect. Laminate floor. Radiator.

Kitchen

11'3 x 9'8

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker, dishwasher and upright fridge freezer. Double glazed window and door to the rear aspect.

Sitting Room

18'10 x 10'2

Versatile reception room complete with its own entrance and shower room. This adaptable space could be used as a guest suite, studio, home office, or treatment room.

Downstairs Shower Room

Fitted with a white suite comprising; large shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor. Chrome ladder style radiator. Double glazed window to the side aspect.

Rear Hall

Access to the loft space. Tiled floor. Radiator. Door to the front aspect.

Stairs To The First Floor

Access to the loft space.

Bedroom One

13'0 x 8'7

Double bedroom with two double glazed windows to the rear aspect. Radiator.

Bedroom Two

11'0 x 10'8

Double bedroom fitted with a range of wardrobes, drawers and dressing table. Two double glazed windows to the front aspect. Radiator.

Bedroom Three

8'10 x 6'6

Good size third bedroom with double glazed window to the front aspect. Radiator.

Shower Room

Fitted with a white suite comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

To the front is a driveway providing off road parking, leading to the integral garage.

Integral Garage

16'1 x 8'4

Electric roller door. Power and lighting. Space for a washing machine and additional appliances. Vaillant boiler.

Generous Garden

The mature garden is a real feature and has been skilfully landscaped with a paved seating area ideal for entertaining family and guests or to just simply relax and enjoy with an additional seating area and summer house. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners. Haygrove Greenhouse and tool shed. Mature trees to the rear provide a high degree of privacy.

Summer House

A large stylish summer house perfect for a garden retreat, home office or studio. Power and lighting. Windows to the front and side aspect.

Tenure

The vendor has advised us that the property is Leasehold on a 999 year lease from 1 May 1978 with a rent of £40 per year.

The vendor has also advised us that the property is council tax band C.

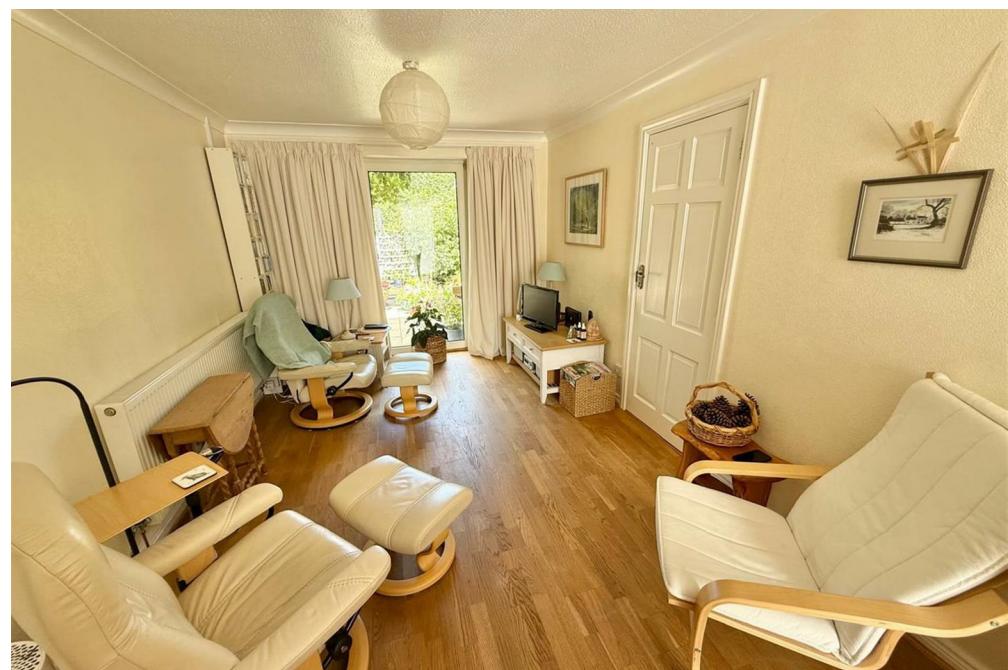
We would recommend any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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