



Jordan fishwick

31 MADRON AVENUE MACCLESFIELD SK10 3PW

£250,000

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Located within a desirable cul-de-sac on the ever popular Greenside development with excellent schools such as Fallbroome and Whirley being close by. This delightful TWO DOUBLE BEDROOM semi detached property will appeal to a number of buyers and as such an early viewing will be essential. The accommodation in brief comprises; entrance vestibule, pleasant living room decorated in neutral colours, fitted kitchen and conservatory. To the first floor are two double bedrooms and a stylish bathroom fitted with a white suite. Gas fired central heating and double glazed windows provide a warm and comfortable home in which to live. The property is set back behind a driveway providing off road parking and leads to the attached garage. The low maintenance rear garden is fenced and enclosed with a large stone patio ideal for "Al Fresco" dining and entertaining both family and friends.

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 Victoria Road, turn right at the roundabout onto Priory Lane and take the first left onto Birtles Road. Take the first left again onto Redruth Avenue. Continue to the end and turn right onto St Austell Avenue. Take the fourth turning on the right onto Madron Avenue and the property will be found towards the head of the cul-de-sac on the left.

Entrance Vestibule

Built-in cloaks cupboard. Further door opening to the living room.

Living Room

20'2 x 11'10

Decorated in neutral colours featuring a modern gas fireplace and surround. Staircase to the first floor landing. Double glazed window to the front aspect. Radiator. Door through to the kitchen.

Breakfast Kitchen

11'0 x 7'8

Fitted with a range of base units with work surfaces over, tiled returns and matching wall-mounted cupboards. Underhung stainless steel sink unit with mixer tap and drainer. Wall mounted "Vaillant" boiler. Four ring electric hob with oven below. Space for an upright fridge/freezer and washing machine. Double glazed window and door opening to the conservatory.

Conservatory

10'0 x 9'8

Double glazed windows and French doors to the garden.

Stairs To First Floor Landing

Access to the loft space.

Bedroom One

12'0 x 10'0

Double bedroom fitted with a range of wardrobes, over bed storage and drawers. Double glazed window to the front aspect. Radiator.

Bedroom Two

12'0 x 8'2

Double bedroom fitted with floor to ceiling wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

Stylish Bathroom

Fitted with a stylish white suite comprising; panelled bath, separate walk in shower cubicle, push button low level WC with concealed cistern and vanity hand wash basin. Chrome ladder style radiator. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Frosted double glazed window to side aspect.

Outside

Driveway

A driveway to the front providing off road parking and leads to the attached garage.

Attached Garage

16'8 x 7'7

Up and over door. Courtesy door to the rear with access to the garden.

Private Garden

The low maintenance rear garden is fenced and enclosed with a large stone patio ideal for "Al Fresco" dining and entertaining both family and friends. A courtesy door allows access to the rear of the garage.

Tenure

The vendor has advised us that the property is Leasehold on a 999 year lease from 21st November 1977.

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.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropia ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	