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jordan fishwick
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170 London Road, Macclesfield, Cheshire, SK11 7SW

** NO ONWARD CHAIN ** This deceptive four bedroom detached property is conveniently located within close proximity of Lyme Green retail part, local schools, the town centre and its excellent public transport links. In brief the property comprises; vestibule, entrance hallway, study, living room, dining room, kitchen and utility. To the first floor there are four bedrooms (en-suite to master bedroom) and a family bathroom. Externally, there is a driveway providing off road parking and leads to the detached garage, whilst to the rear is a private garden mainly laid to lawn.

£305,000

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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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
Travel out of Macclesfield along the Silk Road in a southerly direction and continue onto Mill Lane, which turns into Cross Street and then London Road where the property will be found on a small cul-de sac on the left hand side opposite the football grounds.

Vestibule
Door to the hallway.

Entrance Hallway
Stairs to the first floor. Laminate floor. Radiator.

Study
10'10 x 8'2
Double glazed window to the front aspect. Radiator.

Living Room
19'0 x 10'8
Double glazed window to the side aspect. Double glazed French doors to the garden. Laminate floor. Radiator.

Dining Room
12'8 x 10'1
Sliding patio doors to the rear aspect. Laminate floor. Radiator.

Kitchen
12'0 x 9'2
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above and double oven below. Double glazed window to the side aspect. Radiator.

Utility
7'0 x 4'3
Space for a washing machine. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Boiler. Door to the side aspect.

Stairs To The First Floor
Built in airing cupboard. Access to the loft space.

Bedroom One
13'0 x 11'0 max
Double bedroom with double glazed window to the front and side aspect. Radiator.

En-Suite
Fitted with a shower cubicle, push button low level WC and wash hand basin. Double glazed window to the side aspect. Radiator.

Bedroom Two
12'8 x 10'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
12'7 x 8'0
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four
16'0 x 6'3
Double glazed window to the rear and side aspect. Radiator.

Bathroom
Fitted with a panelled bath, separate shower cubicle, push button low level WC with concealed cistern and wash hand basin. Double glazed window to the rear aspect. Radiator.

Outside

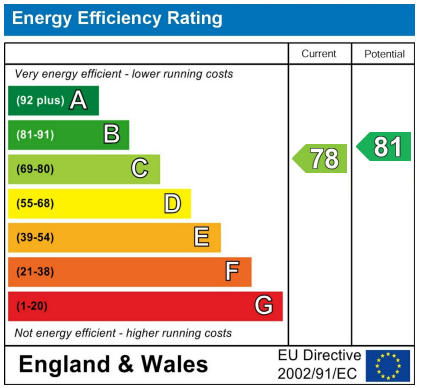
Driveway
A driveway to the front provides off road parking and leads to the detached garage.

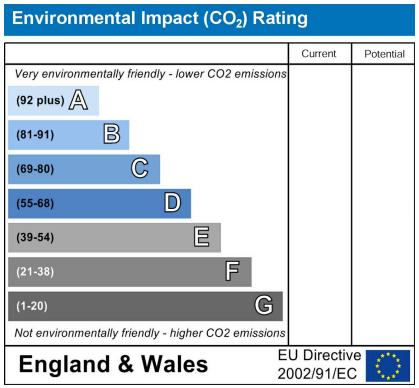
Detached Garage
Up and over door.

Garden
To the rear is a private garden mainly laid to lawn.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is E.
We would advise any prospective buyer to confirm these details with their legal representative.

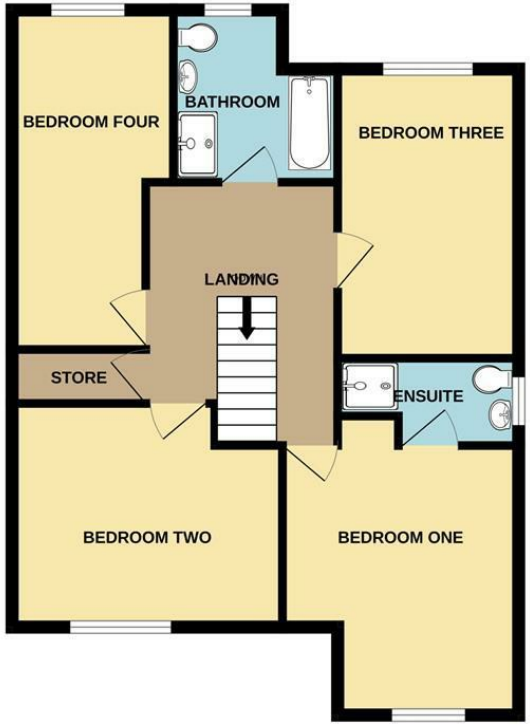
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third 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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