



# 9 Primrose Avenue, Macclesfield, SK11 7YU

Nestled within a most attractive and idyllic cul-de-sac. Occupying an excellent position behind a driveway is this four bedroom detached property located within walking distance of Ivy Bank school, local shops at Thornton Square and local public transport. This particular property enjoys a good size rear garden that is not directly overlooked providing an ideal place to relax and enjoy such a lovely setting. The well proportioned accommodation comprises in brief; covered porch, entrance hallway, downstairs WC, elegant bay fronted living room, dining room, conservatory and kitchen. Stairs lead up to the first floor landing with doors to the four well proportioned bedrooms (en-suite to the master bedroom) and family bathroom. Externally, the property is set back behind a driveway providing off road parking and leads to the integral garage. The mature garden offers a paved patio ideal for entertaining guests or to just simply relax and enjoy overlooking the lawn with various shrubs and hedging to the borders. Mature trees beyond provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

## £435,000

### 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

From Macclesfield Park Green, travel up Park Street continuing at the roundabout into Park Lane. After passing the college on the left hand side, turn left at the traffic lights onto Congleton Road. Primrose Avenue is on the left. Follow to the road around to the left where the property will be found on the left.

#### Entrance Hallway

Attractive laminate floor. Stairs to the first floor. Recessed ceiling spotlights. Ceiling coving. Dado rails. Radiator.

#### Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Double glazed window to the side aspect. Chrome ladder style radiator.

#### Bay Fronted Living Room

18'0 x 10'8

Elegantly presented living room with feature electric fire and surround. Double glazed bay window to the front aspect. Dado rails. Ceiling coving. Radiator.

#### Dining Room

9'8 x 8'8

Space for a dining table and chairs. Dado rails. Ceiling coving. Laminate floor. Radiator. Double doors to the conservatory.

#### Conservatory

11'0 x 9'2

Feature glass lantern style roof. Double glazed windows and French doors to the garden. Recessed ceiling spotlights. Tiled floor. Electric underfloor heating.

#### Kitchen

16'0 x 9'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. One and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Built in Bosch double oven. Integrated dishwasher with matching cupboard front. Space for a fridge/freezer. Under stairs storage cupboard. Laminate floor. Ceiling coving. Double glazed window to the rear and side aspect. Stable style door to the garden. Radiator.

#### Stairs To The First Floor

Built in airing cupboard. Access to the loft space.

### Bedroom One

12'1 x 11'1

Spacious bedroom with ample space for a king size bed. Built in wardrobe with mirror fronted sliding doors. Double glazed window to the front aspect. Ceiling coving. Radiator.

### En-Suite Shower Room

Fitted with a shower cubicle, push button low level W.C with concealed cistern and vanity wash hand basin. Tiled walls. Chrome ladder style radiator. Double glazed window to the front aspect.

### Bedroom Two

12'0 x 8'7

Double bedroom with a built in wardrobe. Ceiling coving. Double glazed window to the front aspect. Radiator.

### Bedroom Three

12'0 x 8'5

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

### Bedroom Four

10'0 x 8'10

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

### Family Bathroom

Fitted with an L-shaped panelled bath with shower fittings over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway

The property is set back behind a driveway providing off road parking and leads to the integral garage.

#### Integral Garage

Up and over door. Wall mounted boiler. Space for a washing machine and tumble dryer.

#### Private Garden

The mature garden offers a paved patio ideal for entertaining guests or to just simply relax and enjoy overlooking the lawn with various shrubs and hedging to the borders providing a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

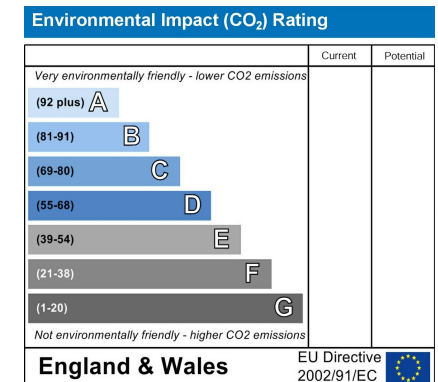
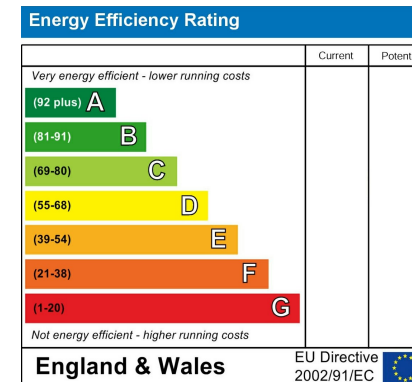
#### Tenure

The vendor has advised 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.

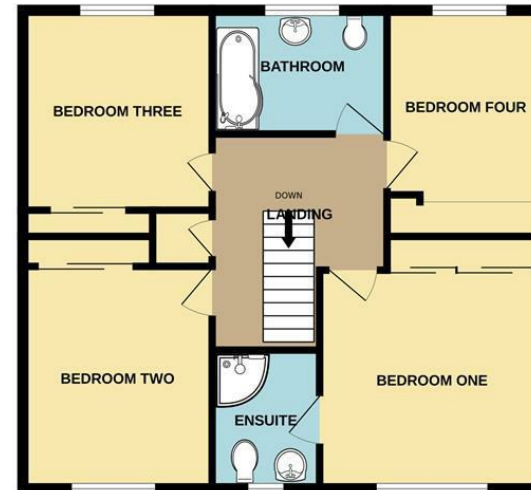




GROUND FLOOR



1ST FLOOR



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