



Jordan fishwick



75 London Road, Lyme Green, Macclesfield, Cheshire, SK11 0JX

**** NO ONWARD CHAIN **** A charming three bedroom semi detached home with a traditional bay fronted design, located on the outskirts of Macclesfield in the highly sought after residential area of Lyme Green, bordering beautiful open countryside. The property is conveniently positioned close to local amenities, reputable schools and excellent transport links. In brief the property comprises; entrance hallway, bay fronted living room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom fitted with a white suite. Externally, the property is set back behind a lawned front garden with a shared driveway to the side offering off road parking and leading to a garage. The rear garden is private and low maintenance, mainly artificial lawn and a decked patio area with fencing around the boundary.

£280,000

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

Leaving Macclesfield in a southerly direction along the A523, continue past Macclesfield Town Football Club on your right hand side and go over the canal bridge. After a short distance the property will be found on the left hand side opposite the new Bovis Homes site.

GROUND FLOOR

Entrance Hallway

Stairs to the first floor. Understairs storage cupboard. Laminate floor. Radiator.

Living Room / Dining Area

26'11" x 10'4"

Living Area

Double glazed bay window to the front aspect. Radiator.

Dining Area

Featuring a log burning stove. Double glazed French doors opening to the garden. Radiator.

Kitchen

5'3" extending to 7'9" x 14'10" max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and under counter fridge and freezer. Space for a washing machine. Recessed ceiling spotlights. Double glazed window to the rear and side aspect. Double glazed door to the side aspect. Radiator.

FIRST FLOOR

Landing

Double glazed window to the side aspect.

Bedroom One

13'7" max x 10'10" max

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

Bedroom Two

13'10" max x 10'5"

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

Bedroom Three

6'9" x 5'3"

Single bedroom with double glazed to the front aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Part tiled walls. Recessed ceiling spotlights. Radiator.

OUTSIDE

Shared Driveway

The property is set back behind a lawned front garden with a shared driveway to the side providing off road parking in front of the garage.

Detached Garage

17'6" x 9'9"

Double doors open to the garage.

Rear Garden

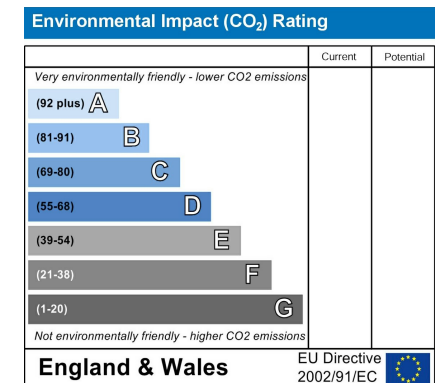
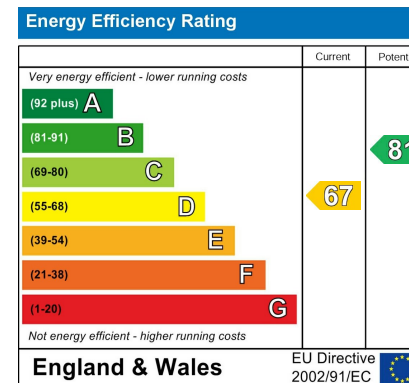
To the rear is a private garden laid mainly to artificial lawn with a decked patio area. Fencing to the perimeter.

TENURE

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

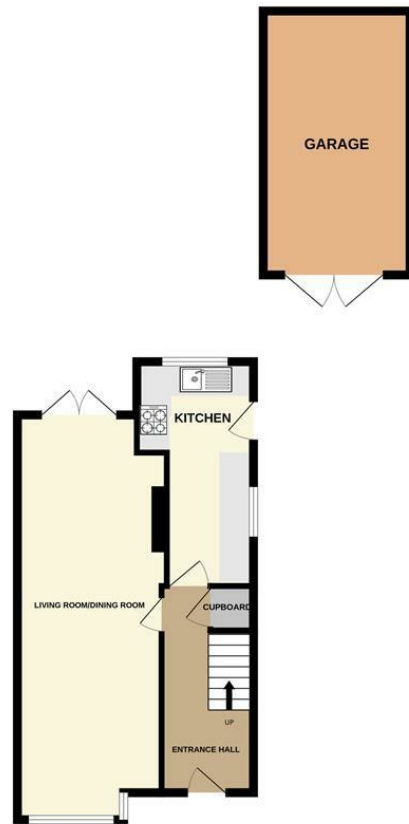
Anti Money Laundering - Note

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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