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# 12a Ambleside Close, Macclesfield, SK11 8PY

**\*\* NO ONWARD CHAIN \*\*** An appealing and well presented, two bedroom mews property built by the highly acclaimed Jones Homes. Located on a popular residential and quiet cul-de-sac within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The property in brief comprises; entrance vestibule, living room with bow window to the front and a breakfast kitchen with French doors to the garden. To the first floor are two well proportioned bedrooms and a bathroom. To the rear of the property is a pleasant low maintenance Westerly facing garden laid mainly to lawn with a paved patio. Fenced and enclosed with a courtesy gate to the side. Off road parking to the front provides off road parking.

## £227,500

### 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 onto Ivy Lane and at the sharp right hand bend onto Ivy Road, take the left turning onto Kendal Road and then the second left onto Ambleside Close where the property can be found on the right hand side.

#### Entrance Vestibule

Accessed via a composite front door. Double glazed window to the side aspect.

#### Living Room

14'8 x 11'1

Delightful living room decorated in neutral colours and featuring a double glazed bow window to the front aspect. Coal effect gas fire and surround. Laminate floor. Ceiling coving. Stairs to first floor landing. Radiator.

#### Breakfast Kitchen

11'10 x 11'0

Fitted with a range of shaker style base units with work surfaces and matching wall mounted cupboards. Tiled splash backs. Inset single bowl sink unit with mixer tap and drainer. Four ring gas hob with contemporary extractor hood over and double oven below. Integrated washing machine and slimline dishwasher with matching cupboard fronts. Wall mounted boiler within cupboard. Space for a table and chairs. Laminate floor. Radiator. Double glazed window and French doors to the rear aspect.

#### Stairs To The First Floor

### Bedroom One

11'10 x 11'0

Double bedroom fitted with a range of wardrobes with sliding doors. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 6'10

Good size second bedroom with large built in cupboard. Double glazed window to the rear aspect. Access to roof space. Radiator.

### Modern Bathroom

Fitted with a panelled bath with shower fittings over and screen to the side, low level WC and wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Chrome ladder style radiator.

### Outside

#### Driveway

A driveway to the front provides off road parking.

#### Westerly Facing Garden

To the rear of the property is a pleasant low maintenance Westerly facing garden laid mainly to lawn with a paved patio. Fenced and enclosed with a courtesy gate to the side.

### Tenure

The vendor has advised us that the property is Leasehold and that the term is 999 years from 01 January 1994.

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

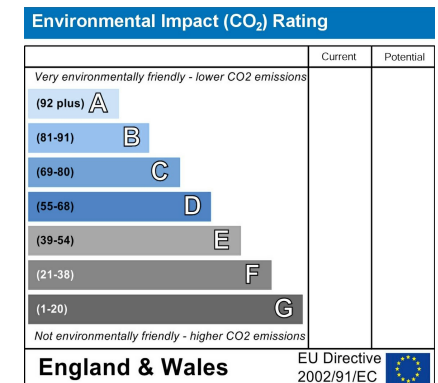
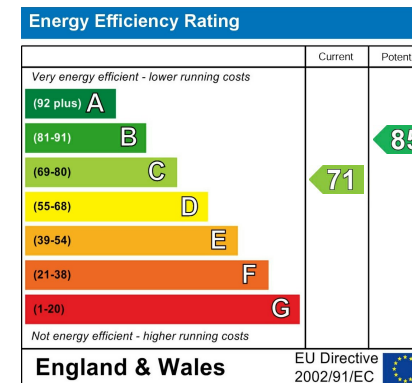
We would recommend any prospective buyer to confirm these details with their legal representative.

### Agents Notes

The vendor has advised that there is a 10 year guarantee for: installation of new UPVC fascia, soffits and guttering. New dry verge and repointing of ridge tiles.

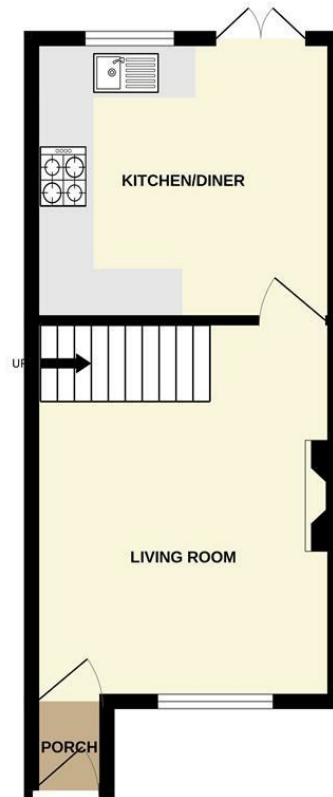
### Anti Money Laundering - Note

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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