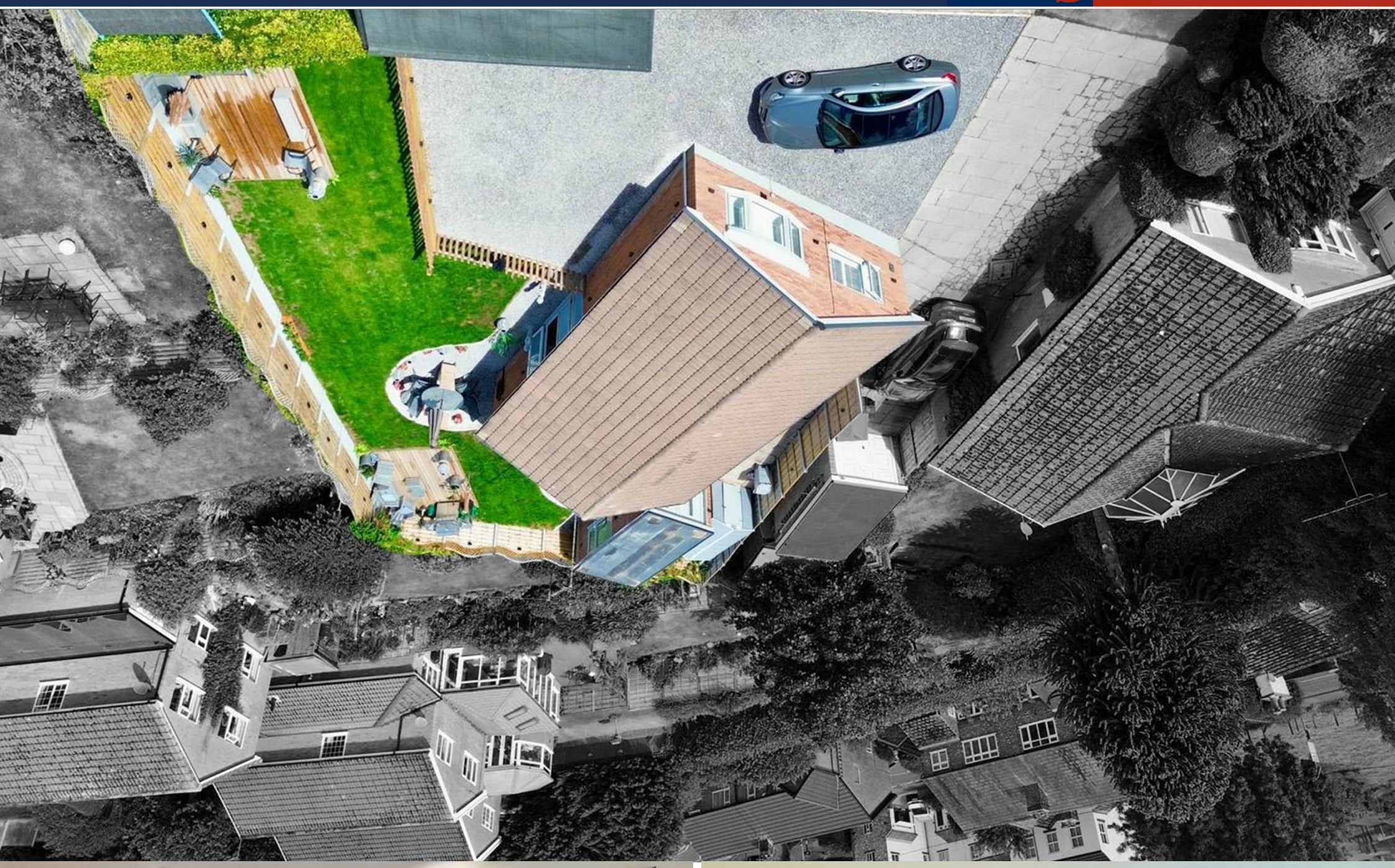
jordan fishwick

16 ASHTON AVENUE MACCLESFIELD SK10 3PY

£425,000











16 ASHTON AVENUE MACCLESFIELD SK10 3PY

A beautifully presented and exceptionally impressive detached true bungalow occupying a superb position within a quiet cul-de-sac on the highly sought-after Greenside development. Lovingly enhanced by the current owners, this outstanding home has been thoughtfully transformed with meticulous attention to detail, creating a property that perfectly combines elegance, style and practicality. Both the interior and exterior have been skilfully upgraded to an exceptional standard, while the beautifully landscaped rear garden enjoys a high degree of privacy, providing the perfect setting for relaxation and outdoor entertaining. The heart of the home is the stunning open-plan living, dining and kitchen area, finished with attractive flooring and fitted with a comprehensive range of integrated appliances. A generous breakfast bar with seating creates an ideal space for casual dining and socialising. The accommodation in brief comprises; a covered porch, hallway, impressive open-plan living/dining kitchen, two well-proportioned double bedrooms and a contemporary shower room. Externally, a driveway to the front and side provides ample off-road parking for several vehicles and leads to a detached garage. The beautifully landscaped rear garden is predominantly laid to lawn and features a variety of seating areas, including a gravelled patio and two raised decking areas, perfectly suited for al fresco dining and entertaining family and friends. A truly exceptional home in a prime location, offering stylish, move-in-ready accommodation that is sure to appeal to discerning buyers.

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, passing the hospital on the left hand side, turn right at the next roundabout onto Priory Lane and then take the first left onto Birtles Road. Take the second left turn onto St Austell Avenue and second right onto Ashton Avenue. Follow the road around and the property will be found at the head of the cul-de-sac.

Covered Porch

Entrance Hallway
Accessed via a composite front door. Engineered wood floor. Access to the loft space. Contemporary radiator.

Open Plan Living/Dining Kitchen

Living Area
15'6 x 10'8
Bright and airy living space featuring a contemporary glass-fronted fireplace. Double glazed window to the front aspect fitted with elegant plantation shutters, while two contemporary radiators provide efficient heating and complement the modern décor.

Dining Kitchen
14'8 x 9'1
Beautifully appointed kitchen fitted with a comprehensive range of shaker style base and wall mounted units, complemented by wooden work surfaces and under-cupboard lighting. Sink unit with mixer tap and drainer. Integrated fridge, freeze, dishwasher and washing machine all with matching cupboard doors. The kitchen features a large breakfast bar with stool recess. Inset electric hob with extractor hood over. Built in oven. Breakfast bar with stool recess. Engineered wood floor. Recessed ceiling spotlights. Double glazed window to the rear aspect with fitted plantation shutters. Double glazed French doors with integrated blinds provide direct access to the garden.

Bedroom One
11' 0 x 9'5
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect fitted with plantation shutters. Composite door. Contemporary radiator.

Bedroom Two
10'0 x 9'10
Double bedroom with double glazed window to the front aspect. Composite door. Contemporary radiator.

Shower Room
Fitted with a white suite comprising; shower, push button low level WC and wash hand basin. Useful vanity unit. Tiled floor and part tiled walls. Composite door. Radiator. Window with integrated blind.

Outside

Driveway
A driveway to the front and side provides ample off-road parking for several vehicles and leads to a detached garage. Double glazed window to the side aspect.

Detached Garage
Accessed via double composite doors.

Garden
The beautifully landscaped rear garden is predominantly laid to lawn and features a variety of seating areas, including a gravelled patio and two raised decking areas, perfectly suited for al fresco dining and entertaining family and friends.

Tenure
The vendor has advised us that the property is Leasehold. 999 years from 1st January 1977. The vendor has also advised us that the property is council tax band D.
We would recommend 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.







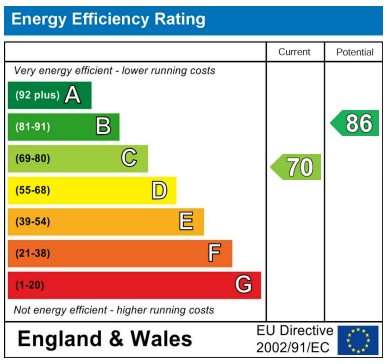


GROUND FLOOR





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