Jordan Fishwick

93 KENILWORTH ROAD MACCLESFIELD SK11 8UX

£280,000

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** NO ONWARD CHAIN ** A three bedroom semi-detached family home set back from the road and situated in a popular and sought after residential area close to local shops at Thornton Square, excellent schools and the bus route. This particular home is located on a favourable residential estate and with some cosmetic improvements will provide an excellent home for a growing family. In brief the accommodation comprises; porch, entrance hallway, spacious living/dining room and kitchen. To the first floor are three bedrooms and a bathroom. To the front of the property is a driveway providing off road parking and leads to the attached garage. The mature garden is laid mainly to lawn with various shrubs and is complimented by a large patio area. Timber panel fencing to the perimeter.

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 in a Southerly direction along Park Lane continue through the traffic lights at the junction with Congleton Road onto Ivy Lane and at the sharp right hand corner continue straight on onto Kendal Road. Take the first left onto Kenilworth Road. Proceed for a little distance passing Kenilworth Close on the right and the property can be found left hand side (facing Keswick Avenue).

Porch
Spacious porch. Double glazed windows and door to the hall.

Entrance Hallway
Stairs leading to the first floor landing. Small understairs storage cupboard. Radiator.

Living/Dining Room
Spacious dual aspect living/dining room.

Living Area
11'2" x 12'4" max
Bright and airy reception room with large double glazed window to the front aspect. Fire with brick surround. Radiator.

Dining Area
12'1" x 8'10"
Space for a table and chairs. Double glazed window to the rear aspect. Radiator.

Kitchen
10'10" x 9'8"
Fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over. Built in double oven. Integrated washing machine and tumble dryer. Space for a fridge. Double-glazed window to the rear aspect.

Stairs To The First Floor
Double glazed window to the side aspect. Built in airing cupboard. Access to the loft space.

Bedroom One
11'6" x 10'8" to wardrobe fronts
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Two
11'7" x 8'7" to wardrobe fronts
Double bedroom with double glazed window to the front aspect. Radiator. Fitted wardrobes with sliding mirrored fronts.

Bedroom Three
8'3" x 7'11"
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom
Fitted with a panelled bath, low level WC with concealed cistern and wash hand basin. Tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Driveway
To the front of the property is a driveway providing off road parking and leads to the attached garage. A lawned front garden to the side.

Attached Garage
17'1" x 8'8"
Window and door to the rear aspect.

Garden
The mature garden is laid mainly to lawn with various shrubs and is complimented by a large patio area. Timber panel fencing to the perimeter.

Tenure
We are informed by the vendor that the property is Freehold and that the council tax band is C.
We would advise any prospective buyer to confirm these details with their legal representative.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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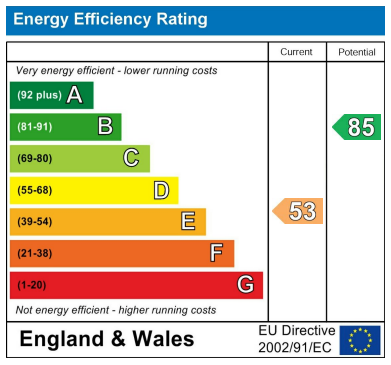

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