jordan fishwick

9 Sunnyside Close, Macclesfield, Cheshire, SK11 7ZF

COUNCIL DISCOUNT SCHEME – Not Shared Ownership
80% is £195,000 - 100% would be £243,750
This property is offered under the Council's discounted sale scheme, providing a 20% reduction on the market value. Buyers will own the property (100% ownership) while paying only 80% of its full value. (PLEASE NOTE THERE IS NO RENT OR ADDITIONAL CHARGES TO PAY ON THE 20% SHARE) Sunnyside Close is located on an attractive cul-de-sac and forms part of a small modern development on the outskirts of Macclesfield town. This popular residential area is within walking distance of local schools, shops and public transport and in brief the property comprises; entrance hallway, downstairs WC, stylish kitchen and living room with French doors opening to the garden. To the first floor there are two well proportioned bedrooms and a bathroom fitted with a modern white suite. A driveway to the front provides off road parking with a courtesy gate to the side providing access to a private Westerly facing garden which will mainly be laid to lawn (the vendor advised that a new lawn will be laid) Fenced and enclosed with a courtesy gate to the side allowing access to the front.

£195,000

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
Leaving Macclesfield along Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue. Take the first right onto Sunnyside Close and the property will be found on the left hand side.

Entrance Hallway
Built in storage cupboard. LVT floor.

Downstairs WC
Push button low level WC and pedestal wash hand basin. LVT floor. Part tiled walls. Recessed ceiling spotlights. Radiator.

Kitchen
8'8 x 6'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine with matching cupboard fronts. Recessed ceiling spotlights. Double glazed window to front aspect.

Living Room
14'3 x 12'10
Double glazed French doors to the garden. Stairs to the first floor. Radiator.

Stairs To The First Floor

Bedroom One
11'2 x 9'4
Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front aspect. Radiator.

Bedroom Two
12'10 x 7'4
Double bedroom with double glazed window to the rear aspect. Built in over stairs storage cupboard. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath, push button low level WC and pedestal wash hand basin. Part tiled walls. Radaitor.

Outside

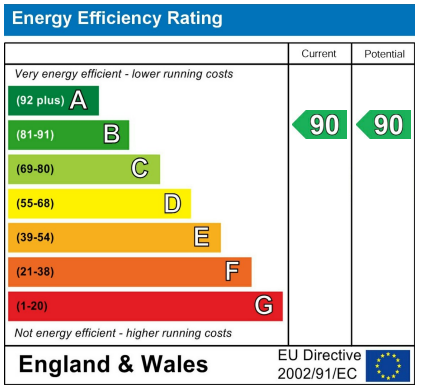
Driveway
A driveway to the front provides off road parking.

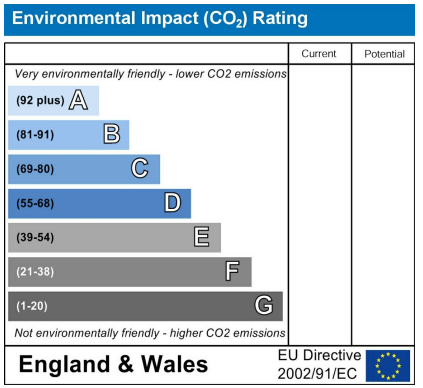
Westerly Facing Garden
A private Westerly facing garden which will mainly be laid to lawn (the vendor advised that a new lawn will be laid) Fenced and enclosed with a courtesy gate to the side allowing access to the front.

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

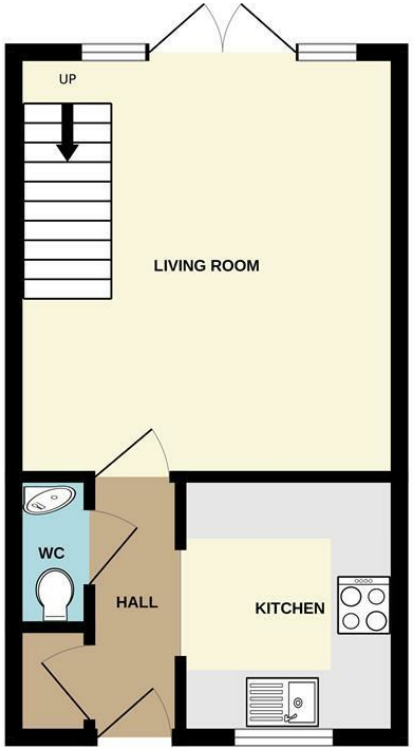
Agent Notes
(NB The property is being sold with 100% ownership, under the Macclesfield Borough Council scheme, for further details, please call our sales office 01625 434000).
Or see link https://www.cheshireeast.gov.uk/housing/affordable-housing/first-homes.aspx

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.

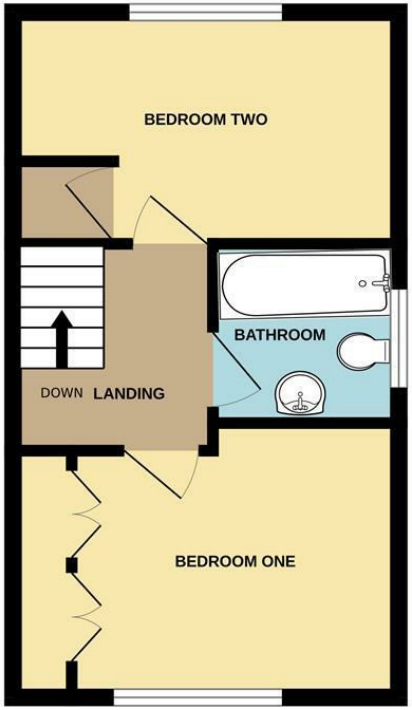




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk