



jordan fishwick

39 PARADISE STREET MACCLESFIELD SK11 6QN

£300,000

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An Inspired THREE BEDROOM TOWN HOUSE complete with QUALITY KITCHEN, STYLISH BATHROOM AND EN-SUITE as well as SOUTHERLEY FACING GARDEN & PRIVATE PARKING. Conveniently located within WALKING DISTANCE OF THE TOWN CENTRE and its excellent public transport links. Appealing to a variety of buyers including young families, upsizing/downsizing, as well as those looking for an investment. Forming part of a select and highly desirable development, this delightful family home is beautifully appointed throughout and in brief comprises; reception hallway, downstairs W.C. stylish fitted kitchen with a range of integrated appliances. The elegant living room enjoys sliding doors opening to the delightful rear garden. To the first floor are two bedrooms and a stylish bathroom with Grohe fittings. The second floor offers another spacious double bedroom with a stylish en-suite. Externally, there is a low maintenance rear garden, fenced and enclosed with gated access to the rear. The property comes with TWO allocated parking spaces.

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

Taking the exit off the Churchill Way roundabout in front of Halfords, onto Union Street and then bear left onto Union Street, then left onto Statham Street and right onto Paradise Street. The property will be found on the left.

Entrance Hallway

Stairs leading to the first floor landing. Laminate floor. Radiator. Recessed ceiling spotlights.

Downstairs WC

Fitted with a low level W.C with concealed cistern and vanity wash basin. Chrome ladder style radiator. Part tiled walls. Recessed ceiling spotlight. Double glazed window to the front aspect.

Open Plan Living/Dining Kitchen

Living/Dining Room

14'2 x 14'0
Spacious reception room with sliding patio doors open to the rear garden. Space for a small table and chairs. Useful understairs storage cupboard. Recessed ceiling spotlights. Radiator.

Kitchen

12'0 x 6'4
Beautifully fitted kitchen with a range of high gloss handleless base units with work surfaces over and matching wall mounted cupboards. Integrated appliances include a fridge, freezer and dishwasher all with matching cupboard fronts. Bosch four ring electric hob with extractor hood over. Bosch built in double oven. Recessed ceiling spotlights. Double glazed window to the front aspect. Laminate floor. Open to the living/dining room.

Stairs To The First Floor

Recessed ceiling spotlights. Radiator.

Bedroom Two

14'0 x 10'0
Double bedroom with two double glazed windows to the rear aspect. Radiator.

Bedroom Three (L shape)

14'0 x 9'0
Excellent size third bedroom with two double glazed windows to the front aspect. Radiator.

Bathroom

Contemporary fitted bathroom suite incorporating a tiled panelled bath with shower fittings over and screen to the side, low level W.C with concealed cistern and vanity wash basin. Tiled floor and walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator.

Stairs To The Second Floor

Recessed ceiling spotlights.

Master Bedroom

20'5 x 9'9 reducing to 6'10
Generous size, dual aspect, master bedroom with ample space for a king size bed and wardrobes. Double glazed windows to both the front and rear aspects. Access to the loft space. Over stairs storage cupboard. Recessed ceiling spotlights. Two radiators.

En-Suite

Contemporary en-suite incorporating a low profile shower tray with glazed enclosure, low level W.C with concealed cistern and vanity wash basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Southerly Facing Garden

A pleasant and low maintenance Southerly facing rear garden with an artificial lawn and patio. Electric awning. Raised borders. Fenced and enclosed with gated access to the rear.

Allocated Parking

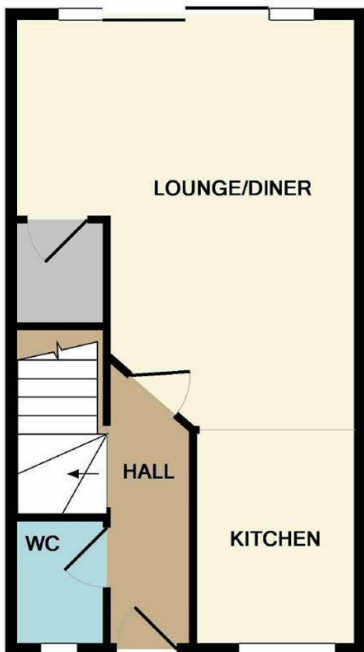
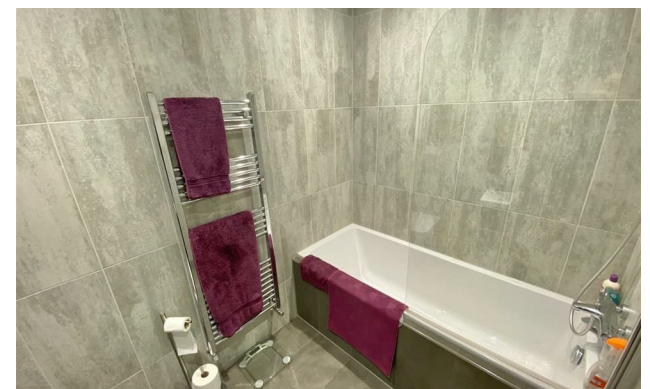
The property comes with two allocated parking spaces.

Tenure

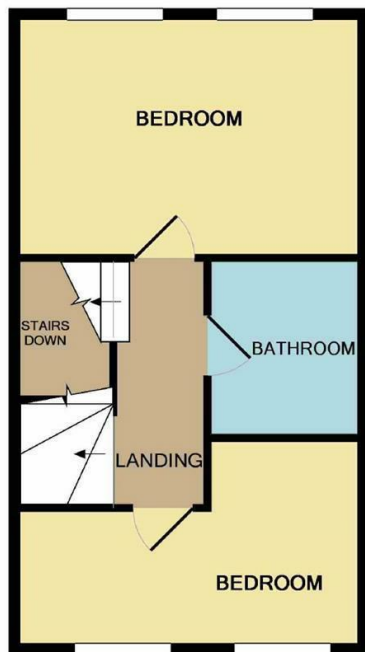
We are advised by the vendor that the property is Freehold and that the council tax band is C. The vendor has advised that a management fee of £69.75 per quarter is payable for the maintenance of the rear car park. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

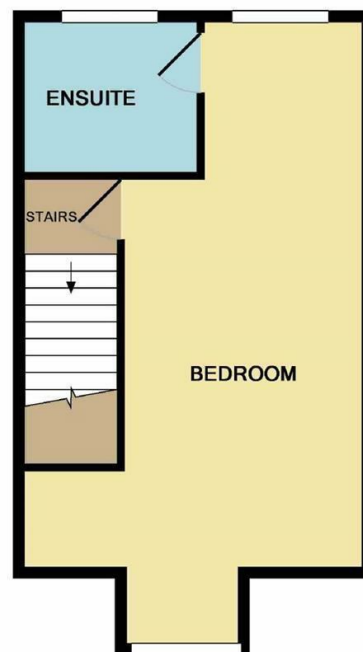
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	