jordan fishwick

163 Congleton Road, Macclesfield, Cheshire, SK11 7XD

A spacious three bedroom semi detached family home, ideally situated within walking distance of Ivy Bank School, the local shops at Thornton Square and convenient public transport links. Congleton Road is a sought after residential location known for its variety of established and individually designed homes. In brief the accommodation comprises; an entrance porch, elegantly presented living room with a log burning stove, dining kitchen with access to the rear garden, utility room and a downstairs WC. To the first floor there are three bedrooms and a family bathroom fitted with a white suite and a separate shower cubicle. Externally, the property is set back from the road behind a block paved driveway providing off road parking for several vehicles. To the rear, there is a Westerly facing lawned garden with flower beds along the borders and a patio area ideal for al fresco dining and entertaining family and friends. Viewing is highly recommended.

£319,995

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
From Macclesfield Park Green, travel up Park Street continuing at the roundabout onto Park Lane. After passing the Macclesfield High on the left hand side, turn left at the traffic lights onto Congleton Road. After a short drive the property will be found on the right hand side.

Porch
5'10" x 4'1"
Accessed via a composite front door. Double glazed window to the front aspect. Tiled floor. Cloaks hanging space.

Living Room
20'9" inc stairs x 11'0"
Elegantly presented living room featuring a log burning stove. Under stairs storage cupboard. Laminate floor. Stairs to the first floor. Double doors to the dining area. Double glazed window to the front aspect. Radiator.

Kitchen/Dining Room
20'10" x 9'9"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over and double oven below. Integrated dishwasher with matching cupboard front. Built in pantry. A breakfast bar with stool recess separates the kitchen to the dining area. Space for a dining table and chairs. Double glazed window and French doors to the rear aspect. Radiator.

Utility Room
7'6" x 4'3"
Space for a washing machine and undercounter fridge. Fitted wall mounted cupboards. Recessed ceiling spotlights. Door to the downstairs WC, garden and integral garage.

Downstairs WC
Push button low level WC and wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

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

Bedroom One
10'8" to wardrobe front x 9'5"
Double bedroom fitted with a range of floor to ceiling wardrobes with sliding doors. Double glazed window to the front aspect. Radiator.

Bedroom Two
10'7" x 9'9"
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three
7'7" x 6'1"
Single bedroom with double glazed window to the front aspect. Radiator.

Family Bathroom
Fitted with a white suite comprising; tiled panelled bath with shower attachment off the taps, separate shower cubicle, push button low level WC with concealed cistern and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the rear aspect.

Outside

Driveway
The property is set back from the road behind a block paved driveway providing off road parking for several vehicles. A courtesy gate provides access to the garden.

Integral Garage
13'5" x 8'3"
Garage door with a courtesy personnel door. Electric light and power. Space for additional appliances. Double glazed window to the side aspect.

Westerly Facing Garden
To the rear, there is a lawned westerly facing garden with flower beds along the borders and a patio area ideal for al fresco dining and entertaining family and friends.

Tenure
The vendor has advised 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.

Anti Money Laundering - Note
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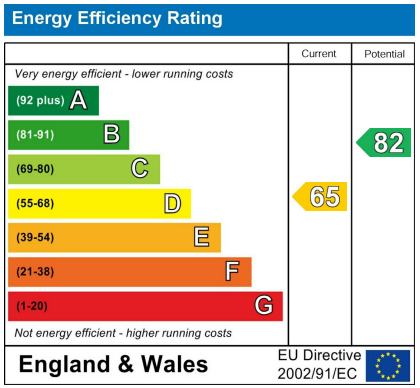

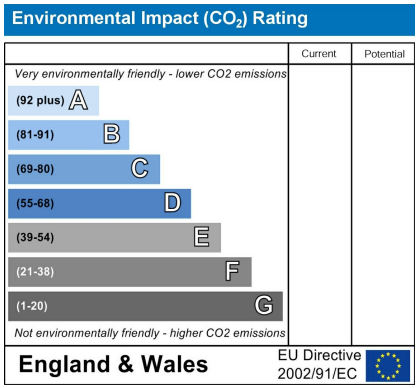

Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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