



10 Ambleside Close, Macclesfield, SK11 8PY

An appealing and well presented, two bedroom mews property built by the highly acclaimed Jones Homes and forming part of this prestigious development. Located on a popular residential and quiet cul-de-sac within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The property in brief comprises; entrance vestibule, living room with bow window to the front, dining room with sliding patio doors to the garden and kitchen. To the first floor are two well proportioned bedrooms and a bathroom. To the rear of the property is a pleasant low maintenance garden with beautiful flower beds carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful artificial lawn. Fenced and enclosed with a courtesy gate to the rear. Off road parking to the front provides one allocated parking space and one shared visitors space.

£215,000

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, continue through the traffic lights onto Ivy Lane and at the sharp right hand bend onto Ivy Road, take the left turning

onto Kendal Road and then the second left onto Ambleside Close where the property can be found on the right.

Porch

Inset mat. Double glazed window to the side aspect.

Living Room

14'8 x 11'10

Decorated in neutral colours and featuring a coal effect gas fire and surround. Double glazed bow window to the front aspect Ceiling coving. Stairs to first floor landing. Radiator.

Dining Area

11'0 x 5'8

Space for a table and chairs. Sliding patio doors opening to the garden. Ceiling coving. Radiator.

Kitchen

11'0 x 5'10

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset single bowl stainless steel sink

unit with mixer and drainer. Space for a cooker with extractor hood over. Space for a washing machine and fridge/freezer. Boiler within cupboard. Laminate floor. Double glazed window to the rear aspect.

Stairs To The First Floor

Doors to bedrooms and bathroom.

Bedroom One

11'0 x 10'0

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front aspect. Radiator.

Bedroom Two

11'0 x 6'7

Good size second bedroom with large built in cupboard. Double glazed window to the rear aspect. Access to loft space. Radiator.

Bathroom

Fitted with a panelled bath with shower fittings off the taps and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Allocated parking

Off road parking to the front provides one allocated parking space and one shared visitors space.

Private Rear Garden

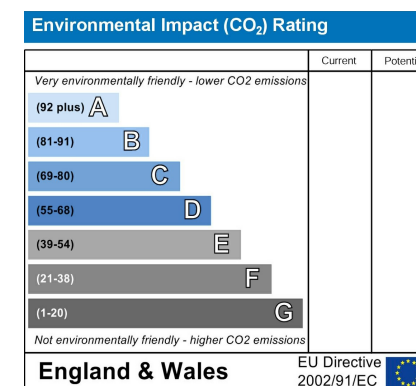
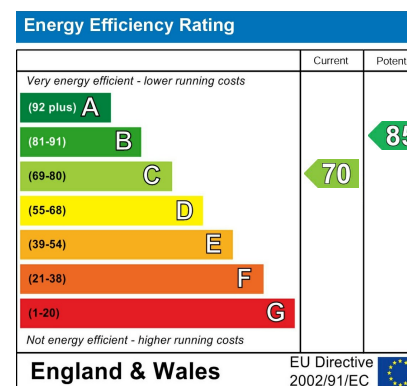
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Tenure

The vendor has advised that the property is Freehold.

We believe that the council tax is band B.

We would advise any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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

