jordan fishwick

41 Grange Road, Macclesfield, Cheshire, SK11 8AU

** NO ONWARD CHAIN ** An attractive three bedroom property ideally located within easy walking distance of Macclesfield College, the town centre and excellent transport links. South Park is just a short stroll away offering a range of leisure activities and making the location particularly well suited to family life. The accommodation is set over three floors and in brief comprises; entrance hallway, sitting room, living room and kitchen with access to the garden. To the first floor are two well proportioned bedrooms both fitted with a range of wardrobes and a stylish bathroom fitted with a white suite. Stairs lead off the main landing to the third bedroom. Externally, the property is set back behind a front garden, while to the rear there is a pleasant and low maintenance private courtyard garden ideal for "Al Fresco" dining and entertaining both family and friends.

£290,000

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, take the fourth turning on the left onto Poplar Road and the next right onto Grange Road where the property can be found on the right hand side.

Entrance Hallway
Stairs to first floor landing. Understairs storage cupboard. Laminate floor. Radiator.

Dining Room
11'0 x 9'0
Double glazed window to the front and side aspect. Laminate floor. Radiator.

Living Room
13'0 x 9'7
Decorated in neutral colours and featuring double glazed French doors to the garden. Laminate floor. Radiator.

Kitchen
12'8 x 4'5
Fitted with a range of base units with works surfaces over, tiled returns and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated fridge and freezer with matching cupboards front. Space for a cooker with extractor hood above. Space for a washing machine and tumble dryer above. Recessed ceiling spotlights. Double glazed window to the rear and side aspect. Door to the garden.

Stairs To The First Floor
Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom One
11'0 x 9'0
Double bedroom fitted with a range of wardrobes, over bed storage and drawers. Double glazed window to the front aspect. Radiator.

Bedroom Two
13'0 x 8'0
Double bedroom with built in bed, wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

Family Bathroom
Fitted with a white suite comprising; panelled bath, separate walk in shower, push button low level WC and wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to rear aspect.

Stairs To The Second Floor

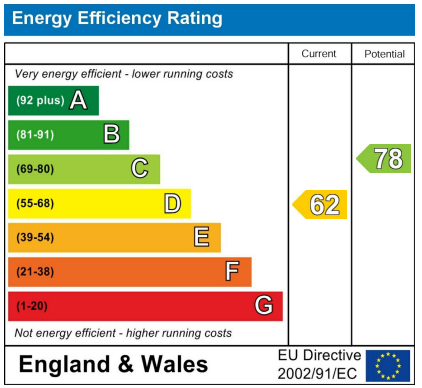
Bedroom Three
21'0 x 7'6
Versatile bright and airy room with three Velux windows and additional double glazed window to the side aspect. Built in storage cupboards housing the Vaillant boiler and additional storage to the eaves. Restricted head height. Recessed ceiling spotlights. Radiator.

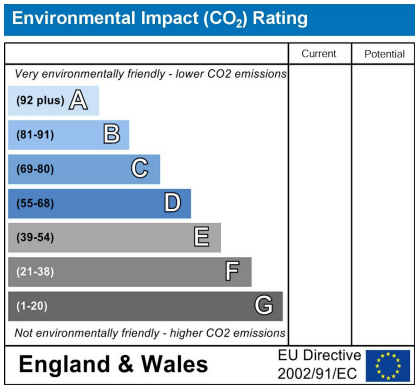
Outside

Private Garden
The property is set back behind a front garden, while to the rear there is a pleasant and low maintenance private courtyard garden ideal for "Al Fresco" dining and entertaining both family and friends. A courtesy gate to the side provides access to the front.

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

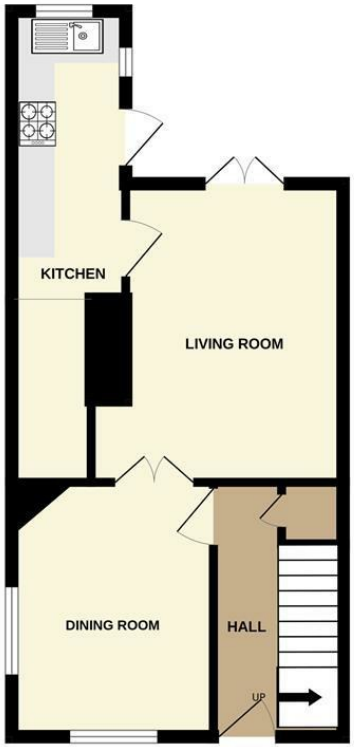
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third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





Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR



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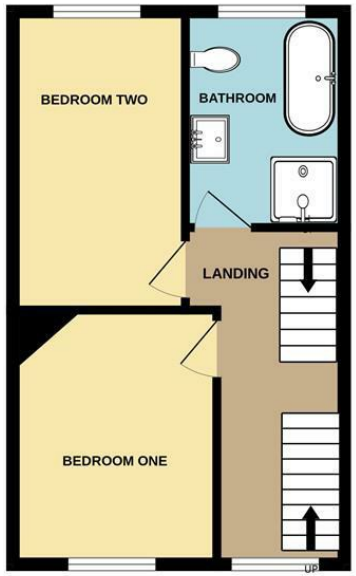

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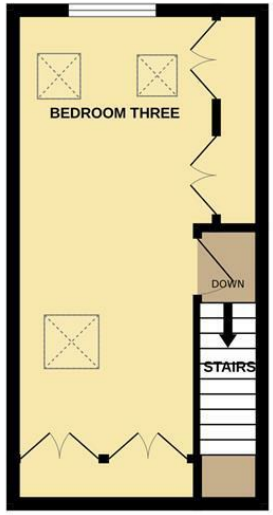

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