



# 20 Preston Street West, Macclesfield, SK11 8HG

A three bedroom traditional bay fronted family property located in a convenient area within easy reach of excellent schools/college facilities, local shops as well as the town centre. Fitted with double glazed windows and gas fired central heating via a "Vaillant" combination boiler. In brief the accommodation comprises; entrance hallway, living room with double glazed bay window to the front aspect, dining room, modern kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. Outside, the property is set behind a driveway providing off road parking. Access through a ginnel to the side provides access to a private Southerly facing rear garden, laid mainly to lawn with a large patio. Fenced and enclosed with various shrubs to the rear. An early viewing is essential.

## £260,000

### 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 at Bond Street, and take the third turning on the right onto Crompton Road. Take the first left onto Preston Street West where the property will be found on the left.

#### Entrance Hallway

Attractive wooden floor. Stairs to first floor landing. Under stairs storage cupboard. Radiator.

#### Bay Fronted Living Room

11'7 x 11'0

Featuring a double glazed bay fronted window to the front aspect. Ceiling coving. Radiator.

#### Dining Room

12'0 x 10'4

Ample space for a dining table and chairs. Laminate flooring. Ceiling coving. Open to the kitchen and square archway through to the conservatory. Radiator.

#### Kitchen

8'3 x 7'4

Fitted with a range of high gloss handleless base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Integrated fridge/freezer with matching cupboard fronts. Space for a washing machine. Vaillant boiler within cupboard. Double glazed window to the rear aspect.

### Conservatory

11'0 x 8'10

Double glazed windows and French doors to the garden. Solid roof with recessed ceiling spotlights.

### Stairs To The First Floor Landing

Access to the loft space.

### Bedroom One

12'0 x 8'6 to wardrobe front

Double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

11'7 x 11'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

6'10 x 6'4

Single bedroom with double glazed window to the front aspect. Radiator.

### Family Bathroom

8'5 x 7'0

Fitted with a white suite comprising; panelled bath, separate shower, push button low level WC and wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway

The property is set behind a driveway providing off road parking. A ginnel to the side allows access to the Southerly facing garden.

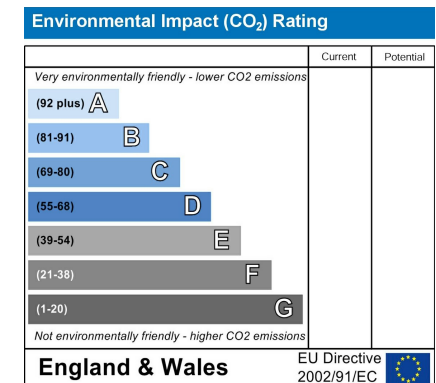
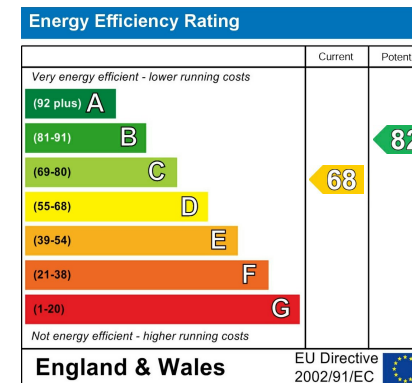
#### Southerly Facing Garden

A pleasant Southerly facing rear garden, laid mainly to lawn with a large patio. Fenced and enclosed with various shrubs to the rear.

#### Tenure

We are advised by our vendor that they own the Leasehold title and also the Freehold reversion. We would recommend any prospective buyer to confirm these details with their legal representative.

The vendor has advised us that the property is council tax band B.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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