



jordanfishwick

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2 DUNSTER ROAD MACCLESFIELD SK10 2LN

£290,000

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A well presented three bedroom family home located on a sought after residential development. The property is ideally positioned within walking distance of scenic countryside walks and local amenities, while also offering easy access to nearby schools, the town centre and excellent transport connections. The accommodation in brief comprises; entrance hallway, a dual aspect living room and an L-shaped dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside, the property is set back behind a driveway providing ample off road parking. A side gate provides access to the Southerly facing rear garden, a standout feature of the property. Predominantly laid to lawn, the garden also benefits from a stone patio area offering the perfect space for outdoor dining, entertaining, or simply relaxing with family and friends. Early viewing is highly recommended.

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
Travelling North on The Silk Road (A523) and passing Arighi Bianchis on the right hand side, turn right at the next roundabout onto Hurdsfield Road (B5470). Follow the road up and turn left onto Hulley Road and take the first left onto Dunster Road. The property will be found on the left hand side.

Entrance Hallway
Stairs to first floor landing. Laminate floor. Radiator.

Dual Aspect Living Room
Spacious dual aspect living room with double glazed window to the front and rear aspect. Radiator.

L-Shape Dining Kitchen
16'5 x 10'7

Dining Area
8'4 x 7'5
Space for a table and chairs. Understairs storage cupboard. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Kitchen
16'8 x 8'2
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker, dishwasher, washing machine and fridge freezer. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Stairs To The First Floor
Built in airing cupboard housing the hot water tank. Double glazed window to the rear aspect.

Bedroom One
14'0 x 9'6
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
10'6 x 9'7
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
9'5 x 6'7
Single bedroom with double glazed window to the rear aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower above and screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Double glazed window to the rear aspect.

Outside
Driveway
The property is set back behind a driveway providing ample off road parking. Courtesy gate to the side allowing access to the garden.

Southerly Facing Garden
A side gate provides access to the Southerly facing rear garden, a standout feature of the property. Predominantly laid to lawn, the garden also benefits from a stone patio area offering the perfect space for outdoor dining, entertaining, or simply relaxing with family and friends.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	