jordan fishwick

58 AMBERLEY ROAD MACCLESFIELD SK11 8LX

£350,000

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** NO ONWARD CHAIN ** A deceptive two/three bedroom semi-detached dormer bungalow is located within a well regarded residential area, close to nearby schools, shops and public transport links. The living accommodation is of good proportion and in brief comprises; porch, entrance hallway, spacious living room, sitting room/bedroom three, breakfast kitchen, conservatory, bedroom two and family bathroom. Stairs lead up to the master bedroom and en-suite shower room. Externally, a driveway to the front provides off road parking with double gates opening to additional parking and leads to the garage. The mature garden offers a large stone patio ideal for entertaining family and friends. Steps lead up to a lawned garden with hedging and timber panel fencing to the boundaries. The property also benefits from double glazing and gas fired central heating. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous dormer bungalow.

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
Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left. Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue and first left onto Amberley Road where the property will be found on the left hand side.

Porch
Double glazed window and door to the front aspect. Radiator.

Entrance Hallway
Stairs to the first floor. Ceiling coving. Radiator.

Living Room
16'6 x 13'0
Spacious reception room with feature fireplace. Built in storage cupboard. Double glazed window to the front aspect. Ceiling coving. Radiator.

Breakfast Kitchen
15'4 x 9'78 max
Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood above. Built in double oven. Integrated fridge/freezer and slimline dishwasher all with matching cupboard door. Space for a table and chairs. Ceiling coving. Recessed ceiling spotlights. Double glazed window to the front and side aspect. Door to the side aspect. Two radiators.

Conservatory
11'3 x 10'7
Double glazed windows and French doors to the garden. Tiled floor. Courtesy door to the garage. Radiator.

Sitting Room/Bedroom Three
14'5 x 9'5
Double glazed window to the side aspect. Coal effect gas fire and surround. Double glazed sliding patio door to the conservatory. Ceiling coving. Two radiators

Bedroom Two
14'1 x 9'7
Double bedroom fitted with a range of wardrobes, drawers and cupboards. Ceiling coving. Double glazed window to the rear aspect. Radiator.

Family Bathroom
Fitted with a white suite comprising; panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Built in storage cupboard. Double glazed window to the side aspect. Radiator.

Stairs To The first Floor
Fitted storage to the eaves with mirror fronted sliding doors. Velux window. Radiator.

Master Bedroom
15'2 x 13'1 max
Double bedroom fitted with a range of wardrobes and additional storage. Double glazed window to the rear aspect. Radiator.

En-Suite Shower Room
Shower, low level WC with concealed cistern and vanity wash hand basin. Part tiled walls.

Outside

Driveway
A driveway to the front provides off road parking with double gate opening to additional parking and leads to the garage.

Attached Garage
18'4 x 10'6 max
Electric roller door. Power and lighting. Space for a washing machine and additional appliances. Door to the conservatory. Double glazed French doors to the garden. Radiator.

Garden
The mature garden offers a large stone patio ideal for entertaining family and friends. Steps lead up to a lawned garden with hedging and timber panel fencing to the boundaries.

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

Anti Money Laundering - Note
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TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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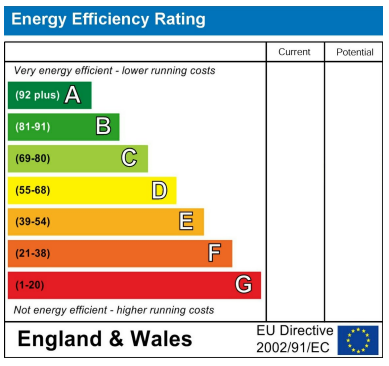

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