



41 WARWICK ROAD MACCLESFIELD SK11 8TA

**** NO ONWARD CHAIN **** A spacious THREE BEDROOM family home located in a popular residential location 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 is fitted with double glazed windows as well as gas central heating and with some cosmetic improvements this property will provide an excellent home for a growing family and in brief comprises; entrance hallway, dual aspect living room, dining area, conservatory, kitchen, utility room and downstairs WC. To the first floor are three well proportioned bedrooms, shower room and separate WC. The property is set back behind a block paved driveway. The private rear garden is of a generous proportion and mainly laid to lawn with timber panelled fencing and hedging to the boundaries.

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 in a Westerly direction along Chester Road, continue to the roundabout at Broken Cross and take the first left onto Gawsworth Road. Take the third turning on the left onto Earlsway and the next right onto Chatsworth Avenue. Continue to the end and turn left at the T Junction property on the left hand side.

Entrance Hallway

Stairs leading to the first floor landing. Door opening to the living room and dining kitchen.

Dual Aspect Living Room

16'5 x 10'6
Dual aspect living room with double glazed window to the front and rear aspect. Radiator.

Dining Area

9'7 x 8'8
Space for a table and chairs. Double glazed French doors to the conservatory. Under stairs storage cupboard. Radiator.

Conservatory

10'3 x 8'0
Double glazed windows and door to the garden. Radiator.

Kitchen

9'8 x 6'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer to side. Space for a cooker and under counter fridge. Built in pantry. Double glazed window overlooking the rear garden.

Utility Room

6'3 x 5'6
Space for a washing machine and tumble dryer. Double glazed door to the front aspect.

Downstairs WC

Push button low level WC and pedestal wash hand basin. Wall mounted boiler. Radiator.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard. Double glazed window to the rear aspect. Radiator.

Bedroom One

13'8 x 9'4
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

10'7 x 9'6
Double bedroom with double glazed window to the front aspect. Built in airing cupboard. Radiator.

Bedroom Three

10'8 x 6'7
Good size third bedroom with double glazed window to the rear aspect. Radiator.

Shower Room

Walk in shower and vanity wash hand basin. Tiled walls. Double glazed window to the rear aspect.

Separate WC

Low level push button WC. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

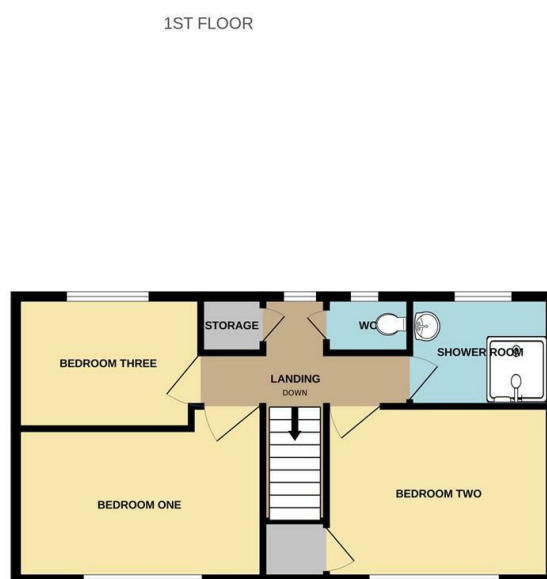
A block paved driveway to the front provides off road parking for one vehicle.

Private Rear Garden

The private rear garden is of a generous proportion and mainly laid to lawn with timber panelled fencing and hedging to the boundaries.

Tenure

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 52024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(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	