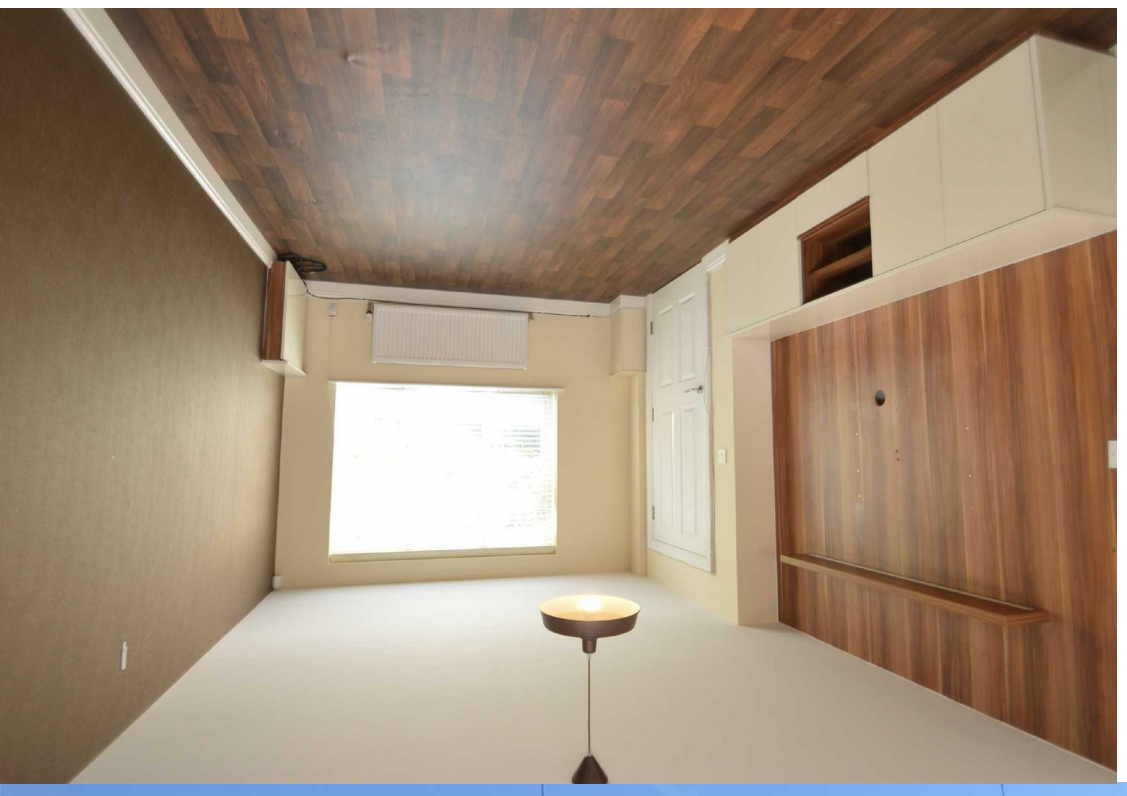

jordan fishwick

77 BUXTON ROAD MACCLESFIELD SK10 1JX

£315,000

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NO ONWARD CHAIN This stylish four bedroom town house is located within a most desirable and sought after area close to Macclesfield canal and countryside, within walking distance of the local amenities and just a short distance of the town centre, local schools and excellent public transport links. In brief the property comprises; entrance vestibule, dining/family area, comprehensively fitted kitchen and downstairs WC. To the first floor are two bedrooms (master bedroom with en-suite shower room). Two further bedrooms and a modern family bathroom with separate shower are located on the second floor. A private driveway to the rear provides parking for two vehicles with gated access to the pleasant and well maintained garden, fenced and enclosed with an artificial lawn and patio ideal for a bistro table and chairs.

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
Proceed out of Macclesfield along Buxton Road. You will find the property located after a short distance on the left hand side.
The rear of the property can be found by taking the first turning on the left onto York Street, take the next left onto Commongate where the rear of the property will be found on the right hand side.

Entrance Vestibule
Door to dining/family room. Stairs leading to the first floor. Meter cupboard. Radiator.

Dining/Family Room
14'9" x 10'5" max
Light and airy with uPVC double glazed window to the front aspect. Useful understairs storage cupboard. Two radiators.

Kitchen
13'6" max x 12'5"
Comprehensively fitted kitchen comprising base units with soft close drawers and matching wall-mounted cupboards. Inset stainless steel one and a quarter bowl sink unit with mixer tap. Inset four ring gas hob with extractor hood over. Integrated appliances include a fridge, freezer, dishwasher and washing machine, all with matching cupboard fronts. Built-in oven and microwave. Breakfast bar. Recessed ceiling spotlights. Double glazed uPVC window to the rear. Door to the rear garden. Radiator.

Downstairs WC
Push button low level WC and courtesy wash basin. Chrome ladder style towel radiator.

Stairs To First Floor Landing
Stairs to second floor. Radiator.

Master Bedroom
13'0" x 10'5" max
Double bedroom decorated in neutral colours with uPVC double glazed window to the front aspect. Radiator. Door to the en-suite.

En-Suite
Fitted with a walk in shower cubicle, push button WC and wash basin with chrome fittings. Chrome ladder style towel radiator. Electric shaver point. Tiled floor and part tiled walls.

Bedroom Two
13'7" x 9'10"
Double bedroom. uPVC double glazed window to the rear. Radiator.

Stairs To Second Floor Landing
uPVC double glazed window to the side aspect. Large storage cupboard housing a "Vaillant" boiler.

Bedroom Three
13'7" x 8'10"
Double bedroom with a range of fitted wardrobes to one wall. uPVC double glazed window to the front aspect. Radiator.

Bedroom Four
10'4" x 6'10"
UPVC double glazed window to the rear aspect. Radiator.

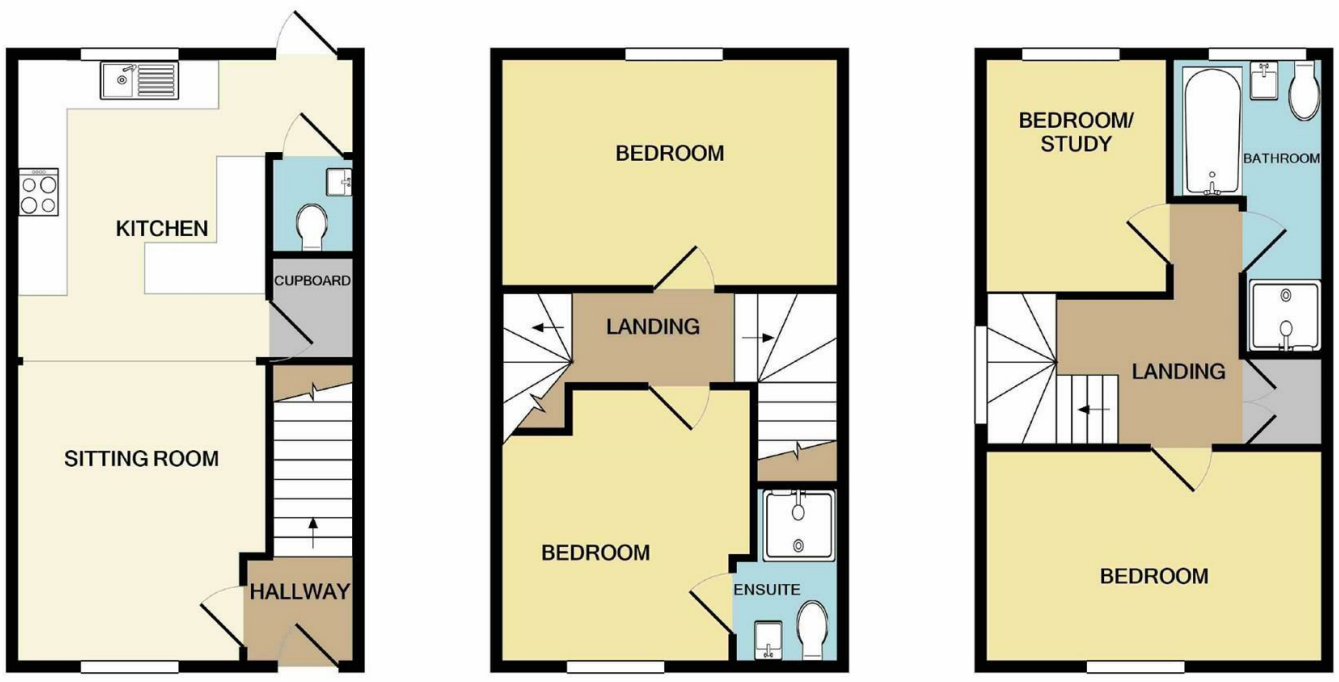
Family Bathroom
Family bathroom fitted with a white suite comprising; a panelled bath and separate shower cubicle, push button low level WC and wash basin with chrome taps. Chrome ladder style towel radiator. Part tiled walls. Tiled floor. uPVC double glazed window to the rear. Electric shaver point.

Outside

Driveway
Private parking to the rear.

Private Gardens
The property is set back behind attractive wrought iron fencing whilst to the rear is a pleasant and well maintained garden, fenced and enclosed with an artificial lawn and patio ideal for a bistro table and chairs.

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



GROUND FLOOR 1ST FLOOR 2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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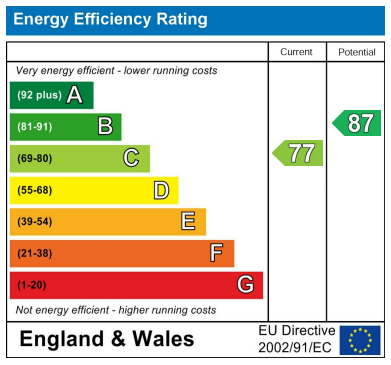

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