



# 43 Kent Walk, Macclesfield, Cheshire, SK10 3HG

A well maintained three bedroom terraced property within close proximity to excellent, highly rated primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and local transport links. The property in brief comprises; entrance hallway, living/dining room, kitchen and utility. To the first floor are three good size bedrooms and a family bathroom. Externally, the house is set back behind an enclosed front garden whilst to the rear is a private Southerly facing garden of a good size, fenced and enclosed, with a large patio and artificial lawned garden with a further patio to the rear.

## £190,000

### 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 Victoria road, at the roundabout turn right onto Priory Lane. Continue past the first mini roundabout at the Leisure centre turn right onto Kennedy Avenue. Take the third right onto Suffolk Close. Follow the road around to the right which takes you to the rear of the property. A signed pathway takes you to the front of the property.

#### Entrance Hallway

Stairs to the first floor. Radiator.

#### Dual Aspect Living/Dining Room

24'4 x 12'0 max

#### Living Area

12'0 x 9'0

Featuring a contemporary electric fire. Double glazed French doors to the rear aspect. Built in shelving with cupboard below. Laminate floor.

#### Dining Area

12'4 x 12'0

Ample space for a table and chairs. Double glazed window to the front aspect. Laminate floor. Radiator.

#### Kitchen

12'10 x 7'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher. Space for a washing machine. Door to utility.

### Utility

13'0 x 8'6

Fitted with a range of base units with work surfaces over. Space for a tumble dryer and American style fridge/freezer. Tiled floor. Double glazed window and door to the garden.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

13'0 x 10'0

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

### Bedroom Two

10'5 x 9'5

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

### Bedroom Three

10'0 x 7'8

Good size third bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

Fitted white suite comprising; panelled bath with shower over and screen to the side, low level WC and vanity hand wash basin. Tiled walls. Double glazed window to rear aspect.

### Outside

#### Southerly Facing Garden

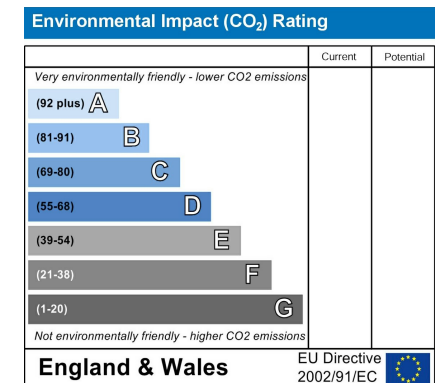
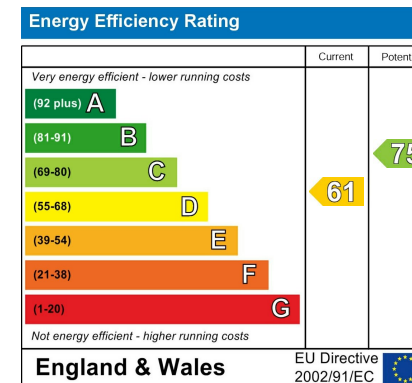
To the rear is a private Southerly facing garden of a good size, fenced and enclosed, with a large patio and artificial lawned garden with a further patio to the rear. Courtesy gate to the rear with access to the residents parking.

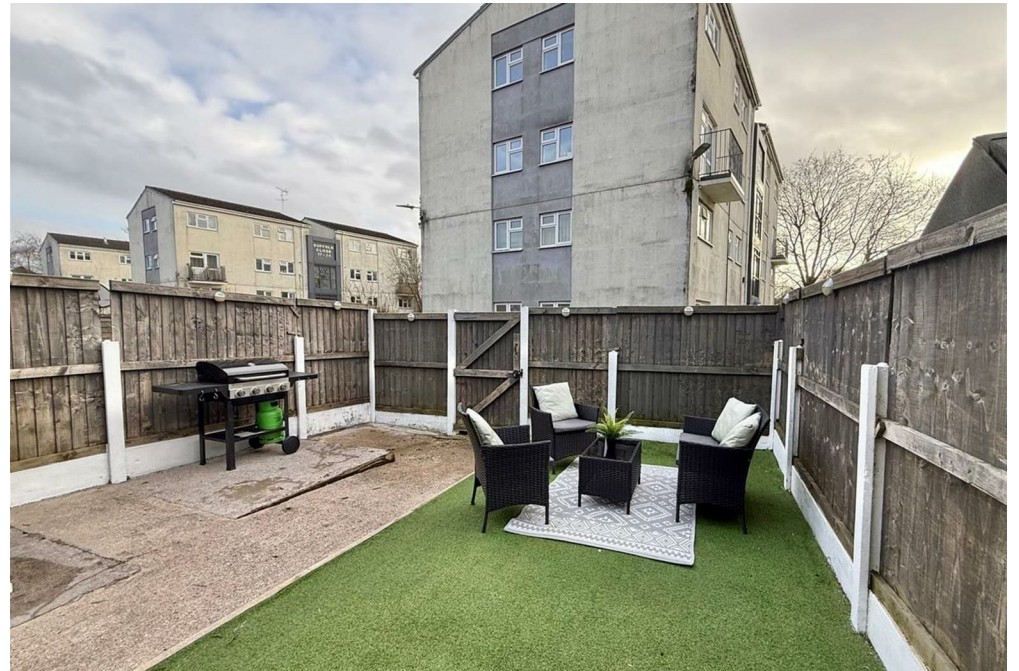
### Tenure

The vendor has advised us that the property is Freehold.

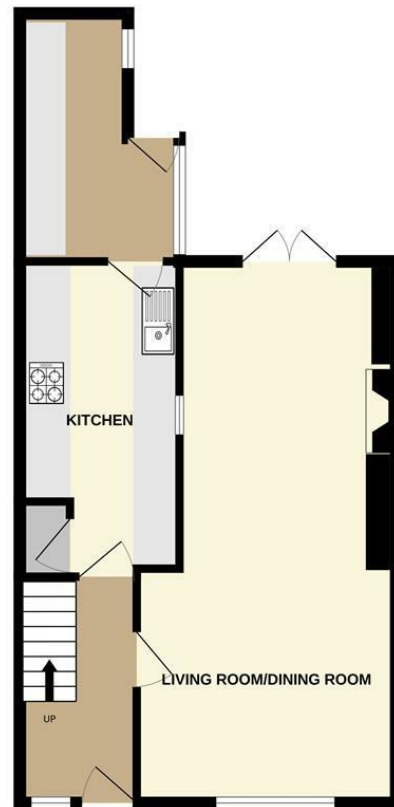
The vendor has also advised us that the property is council tax band B.

We would recommend any prospective buyer to confirm these details with their legal representative.

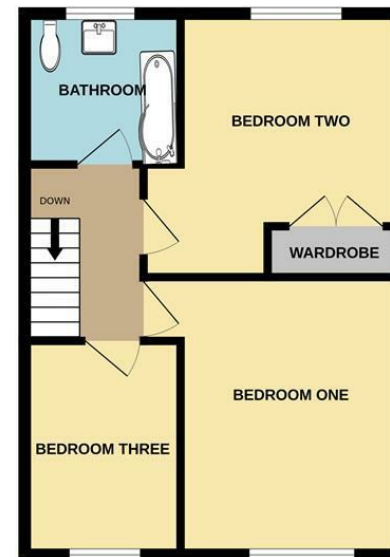




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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