
jordanfishwick
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63 Ivy Road, Macclesfield, Cheshire, SK11 8QN

A beautifully presented detached family home, occupying one of Macclesfield's most sought after roads, ideally positioned close to local shops, highly regarded schools, Macclesfield General Hospital and the town centre. Dating back to the 1930s, this impressive property retains a wealth of original character, complemented by attractive bay fronted elevations and a comprehensive programme of modernisation, seamlessly blending period charm with contemporary family living. The accommodation in brief comprises; an open porch leading into a welcoming entrance hallway, downstairs cloakroom/WC, elegant bay fronted living room, a separate dining room and a stylish breakfast kitchen with French doors opening directly onto the rear garden. To the first floor, the landing provides access to four well proportioned bedrooms, including a principal bedroom with en-suite shower room alongside a luxurious family bathroom complete with a separate walk in shower. Externally, a driveway to the front provides off road parking, while gated side access leads to the delightful rear garden. A particular highlight of the property, the mature garden is predominantly laid to lawn and features a generous stone patio creating an ideal space for outdoor dining, relaxation and entertaining. An established selection of mature shrubs and trees enhances the setting providing an excellent degree of privacy. Combining period character and stylish interior, this superb family home offers an exceptional opportunity in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

£500,000

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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. Continue along Ivy Road where the property will be found on the left hand side before the turning for Box Tree Mews.

GROUND FLOOR

Entrance Hallway
The welcoming entrance hall features a coved ceiling, wood flooring, a uPVC double glazed window to the front aspect, a radiator and stairs leading to the first floor.

Spacious Living Room
20'0" x 12'0"
A well proportioned living room featuring an attractive fireplace with granite hearth, coved ceiling and picture rail. A uPVC double glazed bay window to the front aspect provides ample natural light, complemented by two radiators.

Dining Room
13'0" x 10'5"
A spacious dining room offering ample space for a dining table and chairs. uPVC double glazed French doors open out onto the rear garden, allowing plenty of natural light to flow into the room. Wood flooring. Radiator.

Open Plan Breakfast Kitchen
23'3" x 13'2" max
Fitted with a range of base and wall mounted units with wooden work surfaces over incorporating a Belfast style underhung sink unit with mixer tap. Integrated dishwasher with matching cupboard fronts. Space for a range cooker with extractor hood over. Space for American style fridge/freezer. Tiled returns. Wood flooring. Inset spotlights. Two radiators. uPVC double glazed French doors open out onto the rear garden, allowing plenty of natural light to flow into the room. Separate large island unit with stool recess. Two uPVC double glazed windows to side aspect.

Cloaks Cupboard
With space to hang coats. Wood flooring. Frosted uPVC double glazed window to side aspect.

Downstairs WC
Fitted with push button low level WC and wall mounted sink unit with mixer tap. Wood flooring. uPVC double glazed window to side aspect.

FIRST FLOOR

Landing
uPVC double glazed window to side aspect. Picture rail. Loft access.

Master Bedroom
12'0" x 11'0"
Excellent size master bedroom with space for king size bed and wardrobes. uPVC double glazed window to rear aspect. Radiator. Picture rail. Useful built-in storage cupboards.

En-Suite Shower Room
Fitted suite comprising; walk in shower, wall mounted wash basin with mixer tap and push button low level WC. Inset spotlights. Chrome ladder style towel radiator. Frosted uPVC double glazed window to the side aspect. Tiled flooring.

Bedroom Two
14'0" x 12'0"
Generously sized second bedroom with space for king size bed, wardrobes and drawers. uPVC double glazed bay window to the front aspect provides ample natural light. Picture rail. Radiator.

Bedroom Three
10'0" x 9'5"
Spacious third bedroom with space for double bed and drawers. uPVC double glazed window to rear aspect. Radiator. Picture rail.

Bedroom Four
8'0" x 5'4"
Single bedroom currently used as an office. Over-stairs storage cupboard housing Vaillant boiler. uPVC double glazed window to front aspect. Radiator. Picture rail.

Family Bathroom
A beautifully appointed and stylish bathroom featuring a contemporary suite comprising a walk in shower, freestanding bath, wall mounted wash hand basin with mixer tap and push-button low level WC. uPVC double glazed bay window to the side aspect. Inset spotlights. Chrome ladder style towel radiator. Part tiled walls. Tiled flooring.

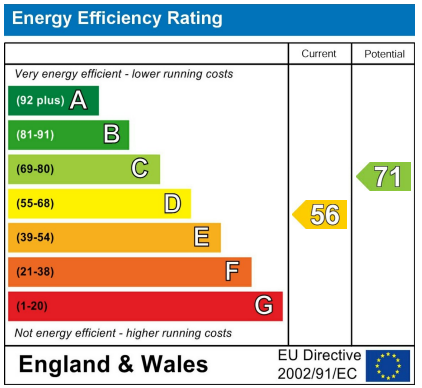
OUTSIDE

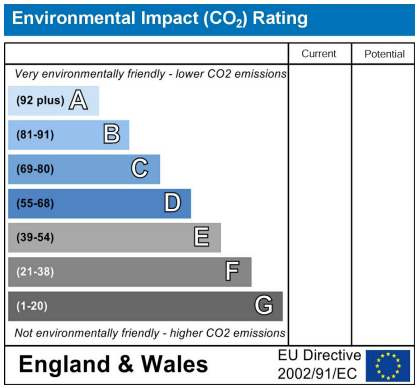
Driveway
A tarmac driveway to the front provides ample off road parking and leads down the side of the property.

Private Garden
A particular highlight of the property, the mature garden is predominantly laid to lawn and features a generous stone patio creating an ideal space for outdoor dining, relaxation and entertaining. An established selection of mature shrubs and trees enhances the setting providing an excellent degree of privacy.

TENURE
We are informed by the vendor that the property is Freehold and that the council tax band is D.
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.









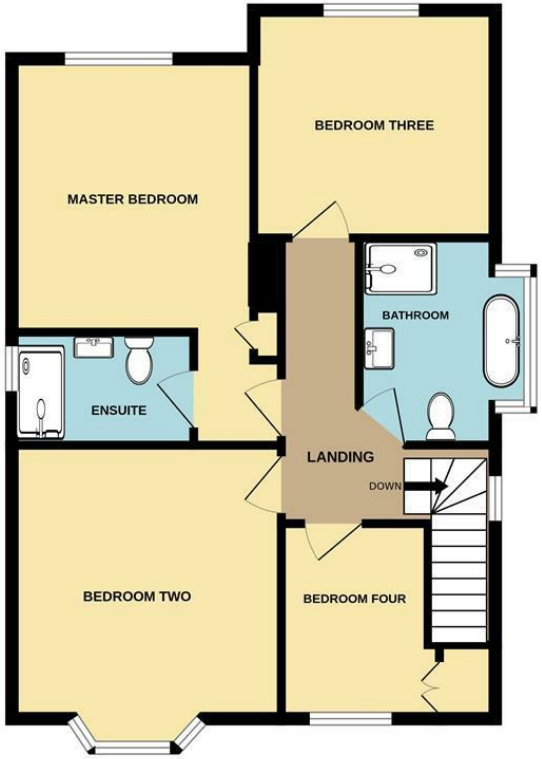




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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