

**jordan fishwick**

3 FALMOUTH CLOSE MACCLESFIELD SK10 3NS

**£345,000**

## 3 FALMOUTH CLOSE MACCLESFIELD SK10 3NS

A beautifully appointed three bedroom semi-detached family home of generous proportions throughout. Situated on the ever desirable "Greenside" development and with 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. This stunning property has been skilfully extended and features a fabulous open plan family/dining kitchen providing a perfect home, ideal for family occupation. The accommodation comprises in brief; entrance vestibule with stairs leading to the first floor, downstairs WC and living room featuring a coal effect living flame gas fire and surround. The family/dining kitchen is the real hub of the home fitted with a range of modern units and large island. The family/dining area has ample space for a sofa, table and chairs. To the first floor are three well proportioned bedrooms and a family bathroom fitted with a white suite. To the front is a driveway leading down the side of the property to the detached garage, whilst to the rear is a pleasant fenced and enclosed garden mainly laid to lawn with a paved seating area.

### 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 Cumberland Street continue straight across the Sainsbury roundabout, bearing right at the next roundabout onto Prestbury Road. At the mini roundabout bear left onto Victoria Road and continue past the hospital and cricket club to the roundabout at the top. Turn right onto Priory Lane, then take the first left onto Birles Road and left onto Redruth Avenue. At the T-junction turn left onto St Austell Avenue and first right onto Camborne Avenue, take the next left onto Falmouth Close where the property will be found on the left hand side.

### Entrance Hallway

Accessed via a composite front door. Stairs leading to the first floor landing. Recessed ceiling spotlights. Tiled floor. Radiator.

### Downstairs WC

Push button low level WC and vanity wash hand basin.

### Living Room

18'8 x 11'7

Light and airy reception room with two double glazed windows to the front aspect. Coal effect living flame gas fire and surround. Recessed ceiling spotlights. Ceiling coving. Laminate floor. Radiator.

### Family/Dining Kitchen

16'2 x 15'2

### Stylish Kitchen

Beautifully appointed kitchen complete with a comprehensive range of "soft close" base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl ceramic style sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over. Built in double oven. Integrated dishwasher and fridge/freezer with matching cupboard fronts. Feature Island. Laminate floor. Open plan to the family/dining area.

### Family/Dining Area

Ample space for a sofa, table and chairs. Double glazed windows and French doors to the garden. Laminate floor. Two radiators.

### Utility Room

6'3 x 4'9

Space for a washing machine and tumble dryer. Vaillant boiler.

### Stairs To The First Floor

Recessed ceiling spotlights.

### Bedroom One

14'7 x 10'10  
Double bedroom with ample space for a king size bed and built in walk in wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom Two

14'8 x 9'3  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

7'10 x 7'6  
Generous size third bedroom decorated in neutral colours. Double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled jacuzzi style bath with shower fittings over and screen to the side, push button W.C with concealed cistern and vanity wash hand basin. Tiled walls and floor. Double glazed window to the rear aspect. Chrome ladder style radiator. Recessed ceiling spotlights.

### Outside

#### Driveway

A driveway to the front providing off road parking and leads down the side of the property to the detached garage. Courtesy gate to the garden.

#### Detached Garage

Up and over door. Double glazed window to the side aspect. Courtesy door to the garden.

#### Garden

To the rear is a pleasant fenced and enclosed garden mainly laid to lawn with a paved seating area. Door to the garage. Courtesy gate to the side.

#### Tenure

The vendor has advised us that the property is Freehold.

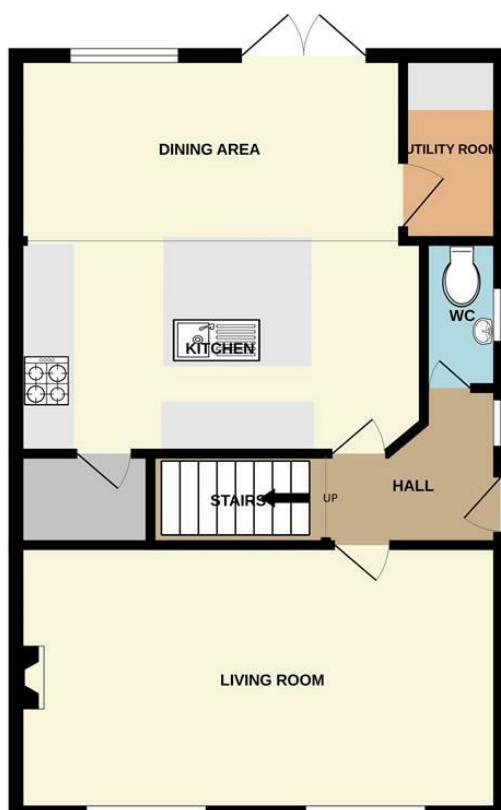
The vendor has also advised us that the property is council tax band C.

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.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(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		