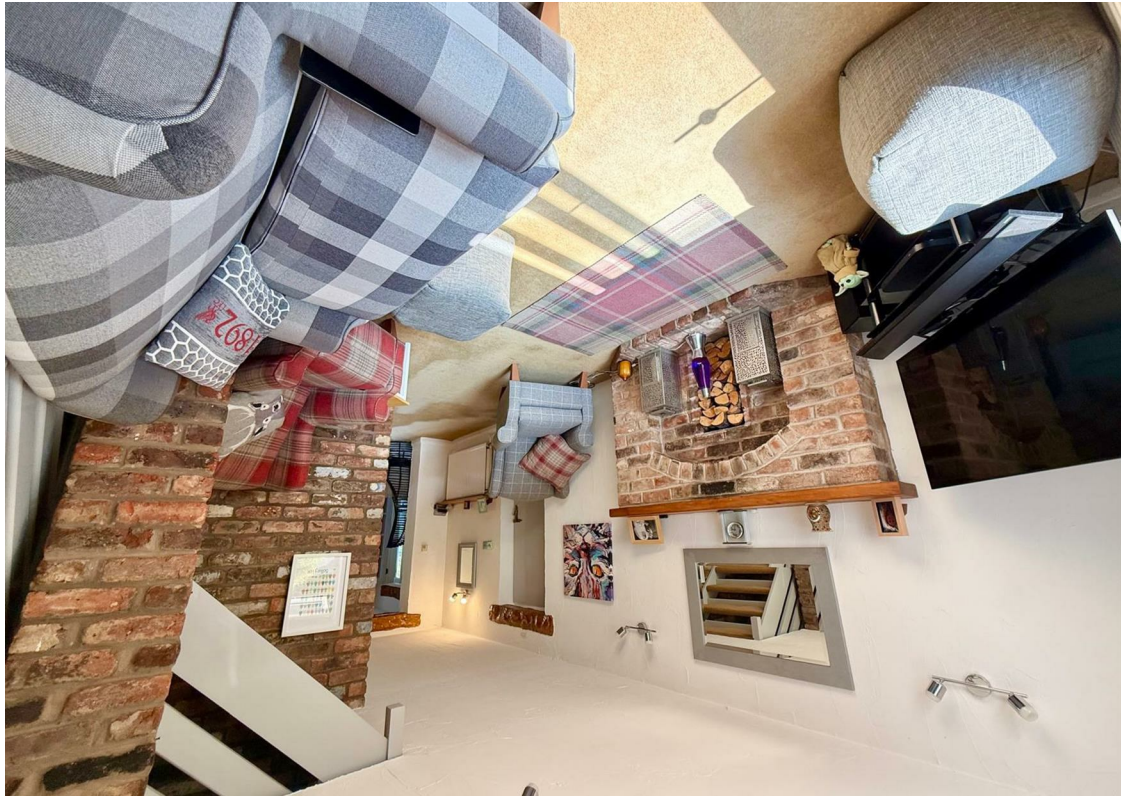
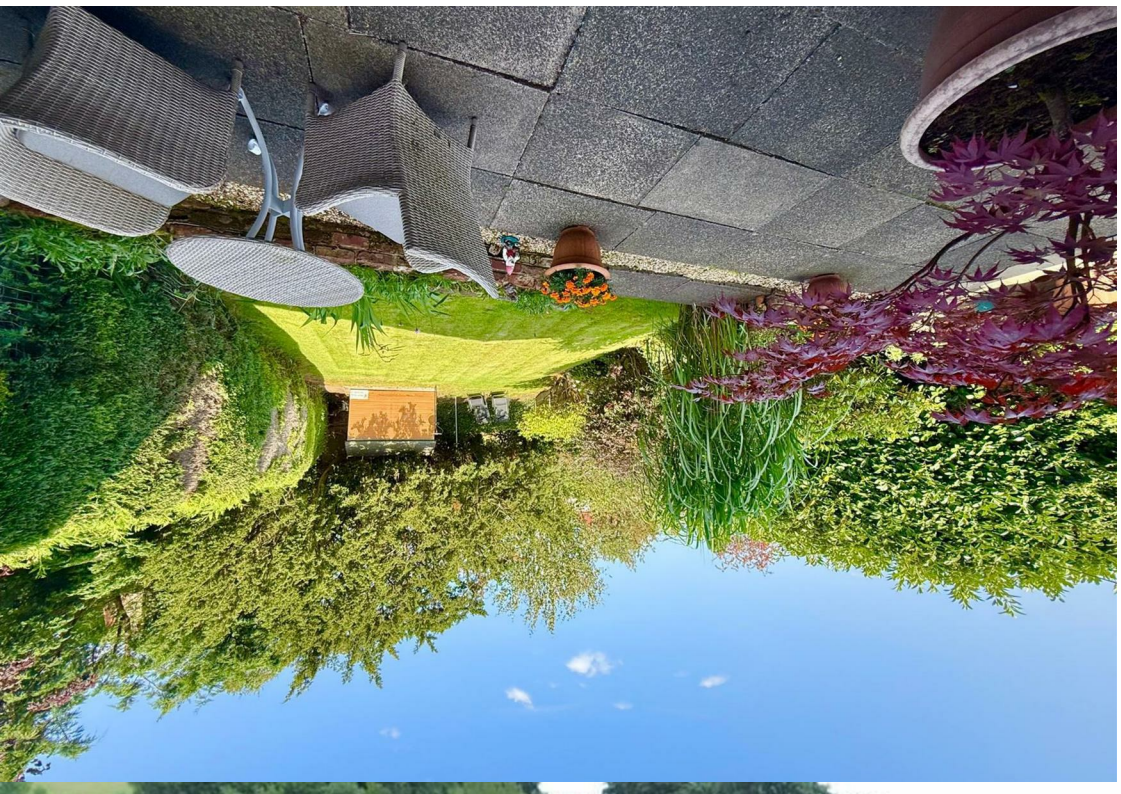




jordan fishwick

48 HOLLINS ROAD MACCLESFIELD SK11 7EA

£375,000

48 HOLLINS ROAD MACCLESFIELD SK11 7EA

Enjoying a superb SEMI-RURAL location in one of Macclesfield's most favoured residential areas is this spacious three double bedroom family home. Nestled close to Macclesfield Golf Club and The Hollins, the property offers easy access to scenic countryside walks and not too far from local convenience stores, Macclesfield town centre, and the mainline train station. The well presented accommodation comprises in brief; entrance vestibule, living room with an attractive exposed brick wall and feature fireplace, dining area, sitting area with French doors opening to the rear garden and fitted kitchen. To the first floor are three double bedrooms (master with en-suite shower room) and a family bathroom. Externally, a driveway to the front provides off road parking and leads to the integral garage. To the rear a delightful mature garden features a well maintained lawn, paved patio area and established shrubs and hedging offering both charm and privacy.

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 an easterly direction along Buxton Road (A537), turn right straight after passing over the canal into Black Road. Proceed to the 'T' junction and turn left onto Windmill Street. Follow the road until the road forks. Take the right hand fork onto Hollins Road where the property will be found on the left hand side.

Entrance Vestibule

Living Area
13'0 x 12'0
Feature exposed brick wall and fireplace. Stairs leading to the first floor landing. Double glazed window to the front aspect. Radiator.

Dining Area
13'0 x 7'0
Feature exposed brick wall and beams. Space for a dining table and chairs. Brick square archway through to the sitting room.

Sitting Area
13'0 x 8'5
Versatile reception room with French doors opening to the garden. Feature exposed beams. Radiator.

Kitchen
12'7 x 8'7
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in double oven. Space for a washing machine and under counter fridge. Breakfast bar with stool recess. Tiled floor. Radiator. Double glazed window and door to the garden.

Stairs To First Floor
Access to the loft space.

Master Bedroom
15'4 x 8'3 extending to 18'0 max
Spacious L-shaped master bedroom with double glazed window to the rear aspect and porthole style window to the side with far reaching views across Macclesfield and beyond. Fitted floor to ceiling wardrobe with sliding mirrored doors. Radiator.

En-Suite Shower Room
Fitted with a shower cubicle, low level WC and wash hand basin with cupboards below. Chrome radiator. Double glazed window to the rear aspect.

Bedroom Two
10'1 x 9'0
Double bedroom fitted with a range of wardrobes with sliding mirrored doors. Exposed beam. Double glazed window to the front aspect. Radiator.

Bedroom Three
10'8 x 8'0
Double bedroom with double glazed window to the front aspect. Exposed beam. Radiator.

Bathroom
Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Tiled walls. Recessed ceiling spotlights. Radiator. Window to the rear aspect.

Outside

Driveway
A driveway to the front provides off road parking with a lawned garden to the side. A courtesy gate allows access to the garden.

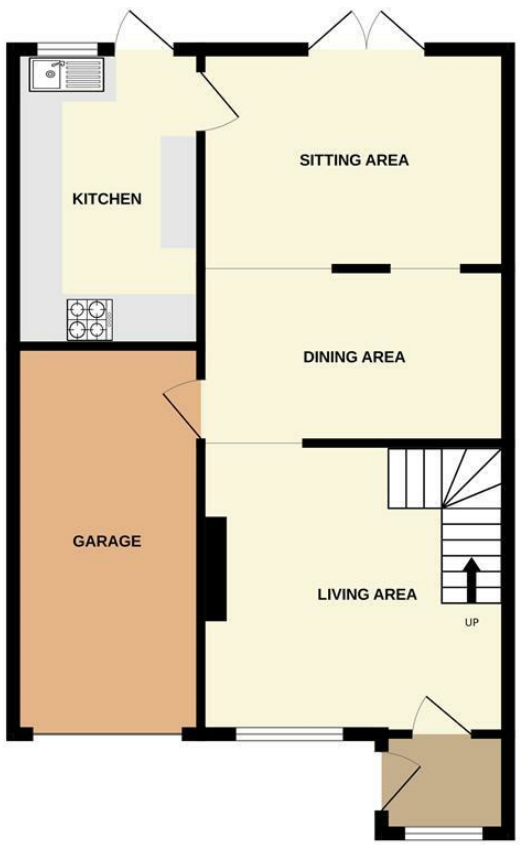
Integral Garage
16'6 x 8'1
Electric roller door. Power and lighting.

Garden
To the rear is a delightful mature garden featuring a well maintained lawn, paved patio area and established shrubs and hedging offering both charm and privacy.

Tenure
The vendor has advised that the property is Leasehold with a term of 999 years from 9 June 1987. The vendor has also advised that the property is council tax band C.
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

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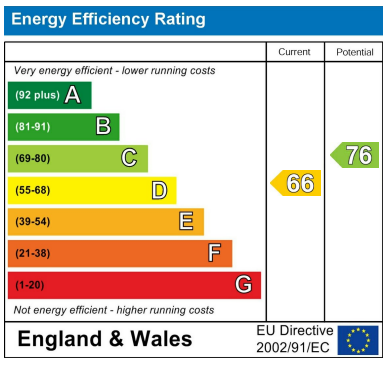

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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk