



29 Sutton Close, Macclesfield, Cheshire, SK11 7RW

**** NO ONWARD CHAIN **** This property is an attractive end mews house situated in Sutton Close, which is a small development of 2 & 3 bedroom properties. Set in a peaceful location overlooking the River Bollin yet very conveniently situated for the centre of Macclesfield and all its amenities. In brief the property comprises; entrance vestibule, living room, dining area and kitchen. To the first floor are three bedrooms and a bathroom. Externally, the property comes with two allocated parking space. The property features two gardens: a south facing courtyard to the side and a west facing, low maintenance garden at the rear. The rear garden includes a paved patio, perfect for relaxing while taking in views over the River Bollin.

£235,000

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

From our office in Waters Green Macclesfield, travel along Sunderland Street to Park Green and turn left at the traffic lights onto Mill Lane. At the next set of lights turn right onto Mill Lane A523 which becomes Cross Street. Continue through the lights at the junction with Byrons Lane (the road becomes London

Road at this point) and Sutton Close is a short distance along on the left hand side. The property will be found towards the head of the cul-de-sac on the right hand side.

Entrance Vestibule

Double glazed window to side aspect. Built in meter cupboard.

Living Room

14'5 x 12'3

Featuring double glazed French doors opening to the Westerly facing garden. Small understairs storage cupboard. Stairs to the first floor. Ceiling coving. Radiator.

Dining Kitchen

14'2 x 10'5

Kitchen

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splashbacks. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and undercounter fridge.

Dining Area

Space for dining table and chairs. Double glazed French doors to the side garden. Ceiling coving. Radiator.

Stairs To The First Floor

Double glazed window to the side aspect.

Bedroom One

14'1 x 8'1

Double bedroom with double glazed window. Radiator.

Bedroom Two

10'0 x 8'4

Good size bedroom with double glazed window. Radiator.

Bedroom Three

6'7 x 6'0

Single bedroom with double glazed window. Built in storage cupboard. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Double glazed window. Chrome ladder style radiator.

Outside

Gardens

The property features two gardens: a south facing courtyard to the side and a west facing, low maintenance garden at the rear. The rear garden includes a paved patio, perfect for relaxing while taking in views over the River Bollin.

Allocated Parking

The property comes with two allocated parking space.

Tenure

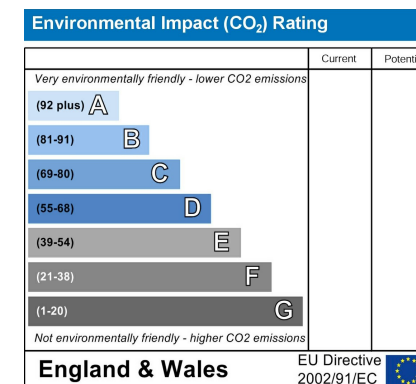
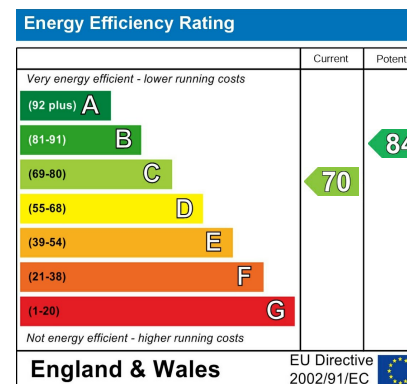
The vendor has advised us that the property is Leasehold with a term of 999 years from 1 January 1989.

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.

Anti Money Laundering - Note

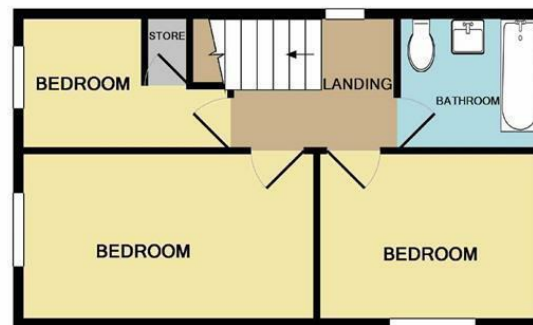
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







GROUND FLOOR



1ST FLOOR

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