jordan fishwick

3 Newlyn Avenue, Macclesfield, Cheshire, SK10 3PN

A spacious three bedroom semi-detached family home and 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. In brief the property comprises; entrance vestibule with stairs leading to the first floor and double doors opening to the living room, dining area and kitchen. To the first floor are three bedrooms and a family bathroom. To the front is a driveway which leads to the integral garage. To the rear is a pleasant garden mainly laid to lawn with a raised paved patio.

£289,950

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 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
Travelling out of Macclesfield along Chester Road, proceed straight across the roundabout with Ivy Road and continue to the Broken Cross roundabout. Continue straight across onto Chelford Road and take the first right onto Whirley Road and second right onto Newquay Drive. At the T-junction with St Austell Avenue turn left and take the first left onto Newlyn Avenue and the property will be found on the left hand side.

Entrance Hallway
Stairs leading to the first floor landing. Double doors to the living room. Ceiling coving. Radiator.

Living Room
16'0 x 11'0
Light and airy reception room with double glazed window to the front aspect. Fireplace and surround. Understairs storage cupboard. Radiator.

Dining Room
12'10 x 7'0
Double glazed window to the rear aspect. Door to the garden. Radiator.

Kitchen
8'4 x 6'7
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. Tiled returns. Integrated fridge/freezer. Space for a cooker with extractor hood over. Tiled floor. Boiler. Double glazed window to the rear aspect.

Stairs To The First Floor
Double glazed window to the side aspect. Access to the loft space.

Bedroom One
14'0 x 8'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
10'7 x 8'0
Double bedroom with double glazed window to the rear aspect with views towards Shutlingsloe. Over stairs storage cupboard. Radiator.

Bedroom Three
7'7 x 6'0
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom
Fitted with a white suite comprising; tiled panelled bath with shower fittings over, low level WC and vanity wash hand basin. Part tiled walls. Double glazed window to rear aspect. Chrome ladder style radiator.

Outside

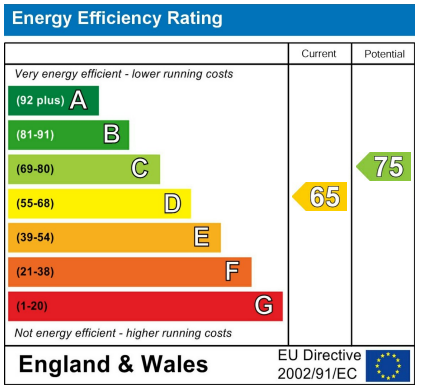
Driveway
A driveway to the front provides off road parking and leads to the integral garage.

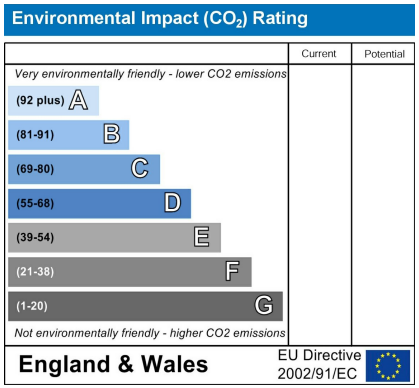
Garage
19'5 x 10'0 reducing 7'7
Electric roller door. Space for a washing machine and additional appliances. Double glazed window to the rear and side aspect. Courtesy door to the entrance hallway.

Garden
To the rear is a pleasant garden mainly laid to lawn with a raised paved patio. Fenced and enclosed.

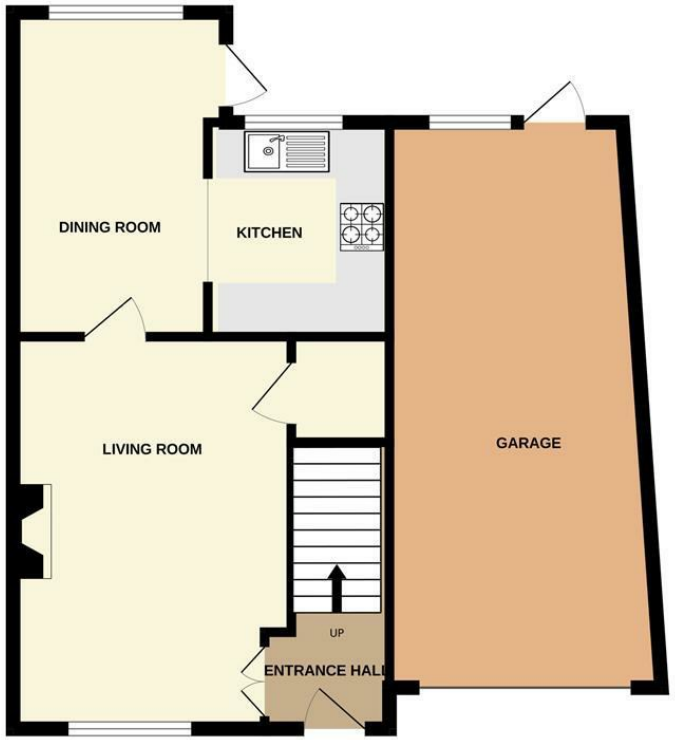
Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 1 January 1977. The vendor has also advised us that the property is council tax band C. We would recommend any prospective buyer to confirm these details with their legal representative.

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.

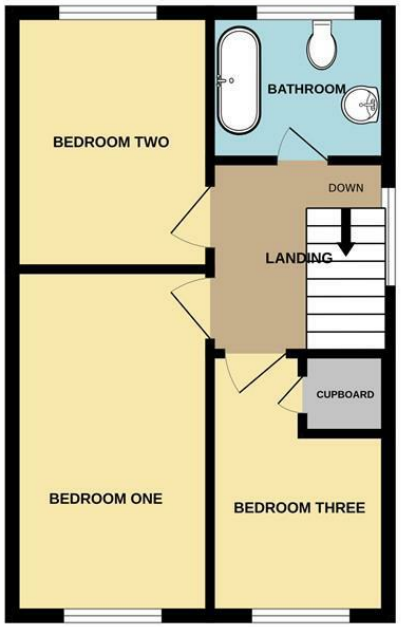




GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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