

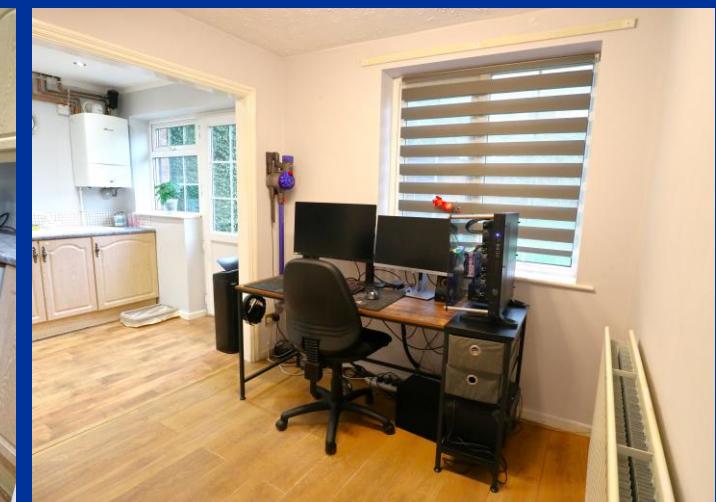


Ivymead Close, Macclesfield, SK11 8NG.  
£199,950

Est. 1930  
**Whittaker  
&Biggs**

## 9 Ivymede Close, Macclesfield

This highly attractive two bedroom end of terrace property is located at the head of the cul-de-sac and is set on a good-sized plot with a deep frontage and a very pleasant enclosed rear garden. The property benefits from a new roof, has double glazing and is warmed by gas central heating. In brief the spacious accommodation comprises; entrance hall, living room, large open plan dining kitchen, landing, two bedrooms (one having a good range of fitted furniture) and a family bathroom. Splendid views are enjoyed to the front of the property over the rooftops and towards the hills. As mentioned, the garden plot is special feature of this property. The gated front garden is a much better length than found with most of the other properties at this price level and the rear garden is a delight being laid to lawn and enjoying a good degree of privacy. Being the end property means there is also direct access from front to back. The property also enjoys a convenient location close to a handy local shop and near local primary and secondary schools. A prompt viewing is highly recommended.



## ACCOMMODATION

### Entrance Hall

Double glazed obscured glass door and panel to front elevation, laminate floor.

### Living Room 16' 5" x 10' 6" (5.00m x 3.21m)

Double glazed windows to front and rear elevations, living flame fire with marble hearth and surround, two radiators.

**Kitchen/Dining Area** 16' 8" x 15' 7" maximum measurements into L shaped room (5.09m x 4.74m)  
Kitchen Area Fitted kitchen units to base and eye level, double electric oven, electric hob with extractor over, plumbing for washing machine, plumbing for dishwasher, 1 1/4 sink unit with mixer tap, Worcester gas central heating boiler, double glazed windows to front and rear, double glazed door to rear. Dining area Double glazed window to the rear, under-stairs storage cupboard, radiator.

### Landing

Built in storage cupboard, double glazed window to rear elevation.

### Bedroom One 13' 5" x 9' 7" (4.08m x 2.91m)

Double glazed windows to front and rear elevation, built in storage cupboard over stairs, radiator.

**Bedroom Two** 13' 4" x 9' 1" reducing to 7' 10" into wardrobes (4.06m x 2.78m reducing to 2.40m)  
Double glazed windows to front and rear elevations, good range of fitted wardrobes, matching drawers and built-in shelving, radiator.

### Bathroom

Double glazed obscured glass window to front elevation, push button WC, pedestal wash basin, corner bath with mixer shower and dual shower heads, loft access, inset ceiling spotlights, radiator.

### Garden

To the front of the property is a good-sized gated garden with lawn and stepping stones leading to the front door, There area planting areas and a rockery. To the rear of the property is a hedged garden, mainly laid to lawn with a patio and planting area. There is also a side access pathway from front to rear and a gate to the rear.

Note:

Council Tax Band: B

EPC Rating: TBC

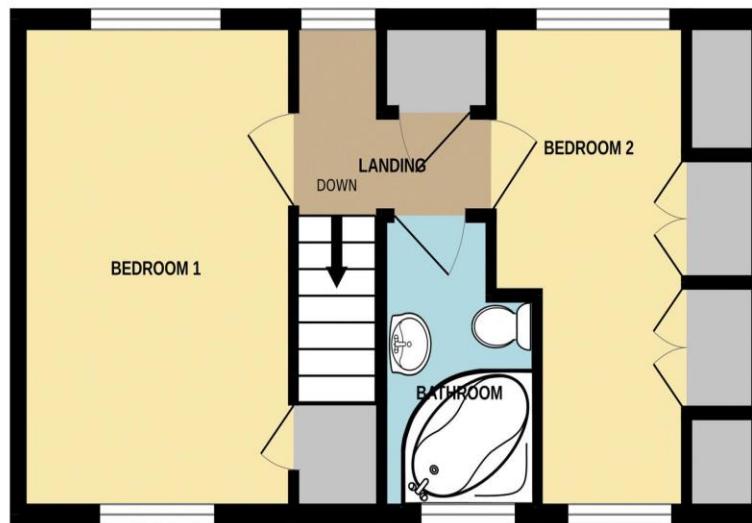
Tenure: Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Directions

From our office turn right opposite the train station onto Sunderland Street. Proceed through the traffic lights and over the roundabout onto Park Lane. Proceed through the lights at the Flower Pot Public House onto Ivy Lane, which then becomes Ivy Road. Turn left onto Dawson Road, then first left onto Ivymead Road and Ivymead Close is the first on the right.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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