



jordan fishwick

81 Victoria Road, Macclesfield, Cheshire, SK10 3JA

A beautifully appointed detached four bedroom family home which is set back off Victoria Road opposite Macclesfield Cricket Club. The property has been well maintained by the current owners over the years and offers versatile family living accommodation throughout. Conveniently located in close proximity to multiple local schools, Macclesfield General Hospital and the many amenities of Macclesfield Town Centre. To the front of this attractive property is a manicured lawn and a generous driveway which provides off road parking leading to the integral garage. In brief the property comprises: Entrance hallway, kitchen, utility room, living area., study and downstairs w.c. To the first floor off the landing there is access to three double bedrooms (including an en suite in the master bedroom) and a further generous sized bedroom and a family bathroom. To the rear of the property is a well maintained garden which is mainly laid to lawn and offering a paved seating area off the utility room perfect for entertaining family and friends.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Directions

Leaving Macclesfield along Prestbury Road, take the first left at the mini-roundabout onto Victoria Road (heading towards Macclesfield General Hospital), the property can be found on the right hand side opposite Macclesfield Cricket Club.

Entrance Hallway

A bright and spacious entrance hallway, frosted uPVC window, radiator and ceiling coving.

Breakfast Kitchen

15'10 x 7'6

Fitted with a range of modern white gloss base and wall mounted units with a white quartz work surface over and a tiled splashback. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap, uPVC window to the front aspect. Integrated 'Samsung' oven and microwave, recess for dishwasher, recess for fridge, downlights and radiator.

Utility Room

9'0 x 4'8

A good sized utility area with a uPVC double glazed window overlooking the rear garden, access to the rear garden via uPVC door, recess for a washing machine and dryer and base mounted cupboards.

Downstairs W.C

Frosted uPVC to front aspect, low level w.c, corner wash hand basin, tiled floor, partially tiled walls and radiator.

Living/Dining Room

25'5 x 11'0

A more than generous family living/dining area overlooking the rear garden. A uPVC double glazed door leading to the garden, two uPVC windows to the rear and side aspect. Two radiators and ceiling coving.

Study

10'4 x 8'4

uPVC window to the front aspect overlooking the front lawn, radiator, storage cupboard with a security safe.

First Floor Landing

With access to the loft via a loft hatch, built in airing cupboard housing the water tank, uPVC window to the side aspect.

Bedroom One

11'5 x 11'1

A more than generous double bedroom, mirror fronted built in wardrobes, uPVC double glazed window to the front aspect and radiator.

En Suite

A bright en suite bathroom with a frosted uPVC window to the front aspect, white gloss base units forming a vanity style wash hand basin, two wall mounted white gloss units, low level w.c, walk in shower cubicle with thermostatic shower, thermostatic towel radiator and tiled walls.

Bedroom Two

11'0 x 9'5

A generously sized double bedroom, built in matching bedside tables, built in double wardrobe, uPVC double glazed window to the rear aspect, ceiling coving and radiator.

Bedroom Three

10'6 x 9'0

A good sized double bedroom, uPVC window to the front aspect. Radiator.

Bedroom Four

7'8 x 7'3

Single bedroom, built in wardrobes with mirrored sliding doors, uPVC double glazed window to the rear aspect. Radiator.

Family Bathroom

Complete with a modern white suite comprising; 'P' style shaped bath with glass shower screen, electric shower, tiled walls, push button low level WC and vanity style wash hand basin. Two wall mounted white gloss cupboards, frosted uPVC double glazed window and a thermostatic chrome towel radiator.

Garage

16'5 x 9'8

Up and over door, recess for fridge/freezer, power and fitted shelving.

Outside

Driveway

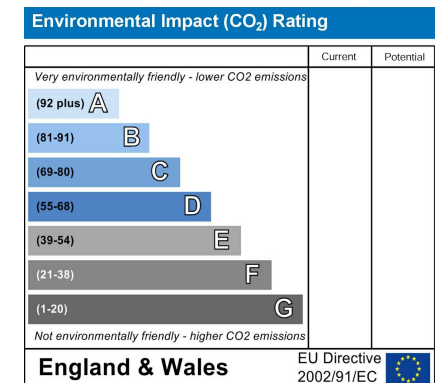
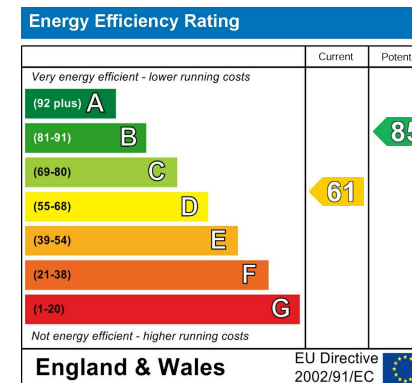
A generous driveway providing off road parking and access to the integral garage.

Gardens

To the front of the property there is a manicured lawn. To the rear of the property is a well maintained garden which is mainly laid to lawn and offering a paved seating area off the utility room perfect for entertaining family and friends. there is also side access at the property with a courtesy gate.

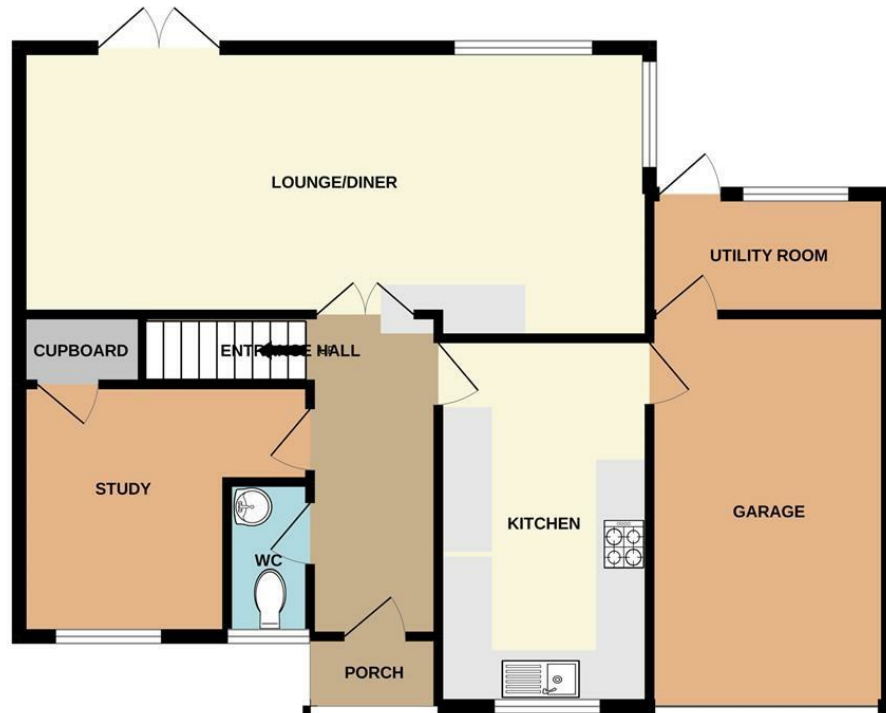
Tenure

We are informed by the vendor that the property is Freehold
Council Tax Band F





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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