

**FOR SALE**  
**Jordan fishwick**  
MACCLESFIELD  
01625 434000  
www.jordanfishwick.co.uk



# 29 Kennedy Avenue, Macclesfield, SK10 3EZ

## Notice Of Offer:

Property Address: 29 Kennedy Avenue, Macclesfield SK10 3EZ

We advise that an offer has been made for the above property in the sum of £150,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 84-86 Waters Green Macclesfield SK11 6LH

Agents Telephone Number: 01625 434 000

**\*\* NO ONWARD CHAIN \*\*** A spacious three bedroom terrace located within 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. This three bedroom mid terrace home is set back from the road behind a paved front garden, offering spacious family accommodation and in brief comprises; porch, entrance hallway with stairs to first floor landing, living room, dining room, kitchen, utility and store room. To the first floor are three good size bedrooms and a bathroom. To the rear is a fenced and enclosed garden with a large patio as well as a decked seating area and lawn. A courtesy gate to the rear.

## £160,000

### 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

Leaving Macclesfield along Victoria road, at the roundabout turn right onto Priory Lane. Continue past the first mini roundabout at the Leisure centre turn right onto Kennedy Avenue. The property will be found on the left hand side.

### Porch

Tiled floor.

### Entrance Hallway

Stairs to the first floor. Doors to the living room and kitchen. Radiator.

### Living Room

13'0 x 12'0

Double glazed window to the front aspect. Laminate floor. Electric fire and surround. Ceiling coving. Open to the dining room.

### Dining Room

9'3 x 8'6

Space for a dining table and chairs. Sliding patio doors to the garden. Laminate floor. Ceiling coving. Radiator.

### Kitchen

11'0 x 9'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over. Double glazed window to the rear aspect. Door to the utility. Useful understairs storage cupboard.

### Utility

7'2 x 5'6

Space for additional appliances. Door and window to the side aspect. Door to store room.

### Store Room

6'6 x 5'6

Useful store room.

### Stairs To The First Floor

### Bedroom One

13'0 x 12'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 10'0

Double bedroom with built in storage. Double glazed window to the rear aspect. Radiator.

### Bedroom Three

10'0 x 7'10

Good sized third bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower over, low level WC and pedestal wash basin. Tiled walls. Double glazed window to the rear aspect. Radiator.

### Outside

### Garden

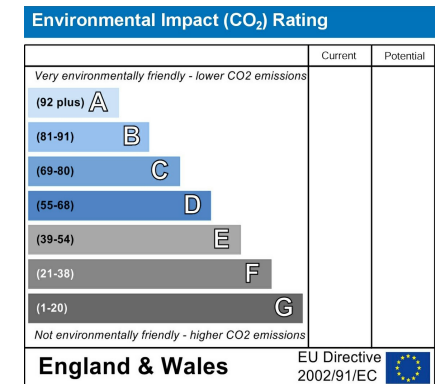
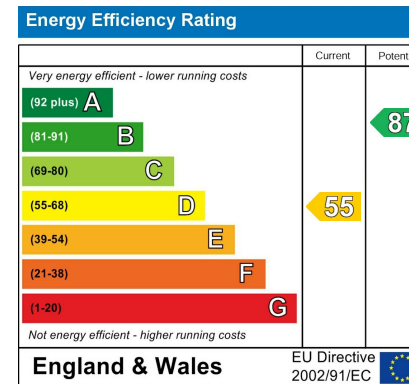
Fenced and enclosed with a large patio as well as a decked seating area and lawn. A courtesy gate to the rear.

### Tenure

The vendor has advised that the property is Freehold.

We also believe the property to be council tax band B.

We would advise any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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macclesfield@jordanfishwick.co.uk  
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