



# 17 Birchinal Close, Macclesfield, SK11 8QS

**\*\* NO ONWARD CHAIN \*\*** Situated within a select location, close to local shops and excellent transport links is this THREE BEDROOM, SEMI-DETACHED HOME. The property requires updating but the accommodation is well proportioned and will allow the new owner(s) to put their own stamp on it. In brief the property comprises; entrance vestibule, living room with stairs to first floor landing, and dining kitchen. To the first floor are three bedrooms and bathroom. The property is set back from the road behind a front garden with driveway to the side providing off road parking. The rear garden is mainly laid to lawn with patio area and well stocked flower borders.

## £200,000

### 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

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left.

Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue. Then take the 4th turning on the left onto Chiltern Avenue where the property can be found on the left hand side towards the head of the cul-de-sac.

#### GROUND FLOOR

##### Entrance Vestibule

Accessed via uPVC door with double glazed insert. Useful cupboard. Coved ceiling.

##### Living Room

15'10" x 14'6" max

Double glazed bow window to front aspect. TV point. Two radiators. Open stairs to first floor landing. Coved ceiling.

##### Dining Kitchen

14'7" x 8'7"

Fitted with base and wall mounted units with inset sink unit. Space for washing machine and undercounter fridge. Radiator. Two double glazed windows to rear aspect.

#### FIRST FLOOR

### Landing

Frosted window to side aspect. Coved ceiling. Loft access.

### Bedroom One

14'2" x 8'3"

Double glazed window to front aspect. Radiator. Coved ceiling.

### Bedroom Two

9'11" x 8'3"

Double glazed window to rear aspect. Radiator. Coved ceiling.

### Bedroom Three

7'1" x 5'11"

Double glazed window to front aspect. Radiator. Coved ceiling. Cupboard over stairs housing boiler.

### Bathroom

Fitted with low level WC, pedestal wash basin and panelled bath. Fully tiled walls. Radiator. Frosted window to rear aspect.

### OUTSIDE

#### Front and Rear Garden

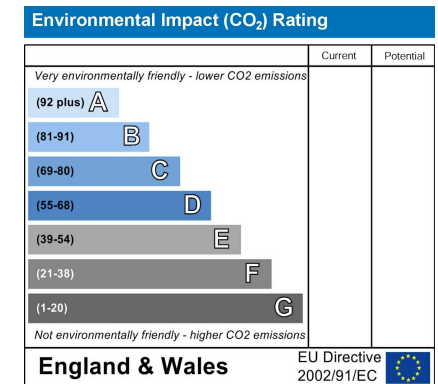
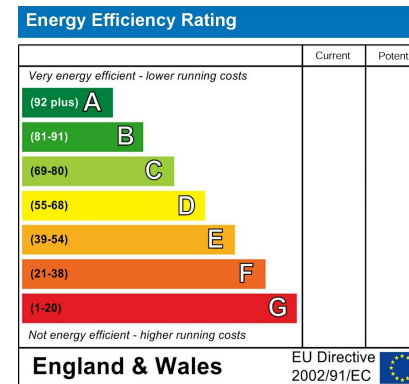
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### Driveway

To the side of the property there is a driveway providing off road parking.

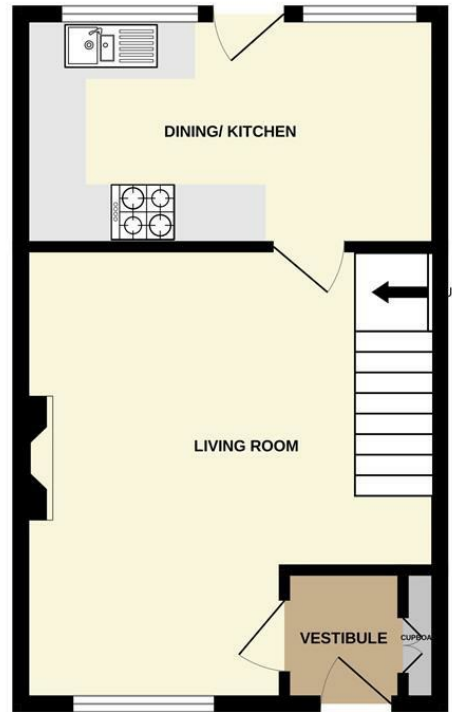
### TENURE

We believe the property to be Leasehold and that the council tax band is C. We would advise any perspective buyer to confirm these details with their legal representative.

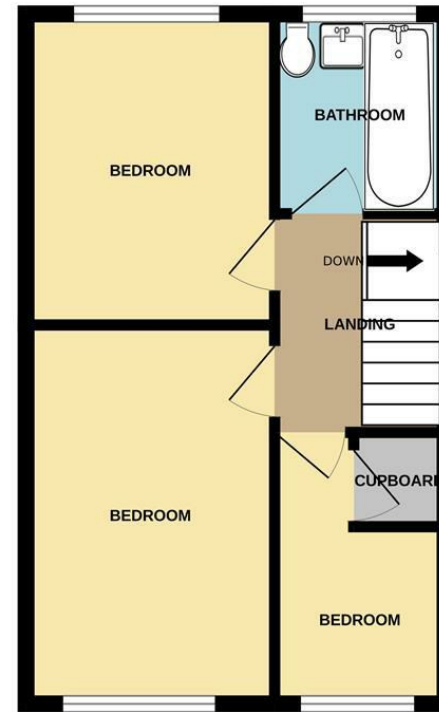




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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