



**jordan fishwick**

1 ASHBOURNE MEWS MACCLESFIELD SK10 3RR

**£265,000**

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**\*\* Internal Inspection Essential \*\* SHOW HOME CONDITION \*\*** An appealing and tastefully presented two bedroom semi-detached property built by the highly acclaimed Jones Homes and forming part of this prestigious development off Victoria road. Located within a quiet and highly respected cul-de-sac position and fitted with gas central heating via a "Vaillant" boiler and uPVC double glazing along with added extras such as outside hot/cold water tap and contemporary spotlights fitted within the soffit's. The property comprises in brief; entrance vestibule with glass door to a pleasant living room with uPVC double glazed sliding doors to the garden, stylish dining kitchen with many built in appliances and space for a large dining table and chairs again with uPVC double glazed sliding doors to the garden. To the first floor are two bedrooms and a stylish shower room. Outside there is a block paved driveway to the front providing off road parking with steps up to the front door, whilst to the rear, beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs with a patio area ideal for a bistro table and chairs.

### 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 Prestbury Road, take the first left at the mini-roundabout onto Victoria Road (heading towards Macclesfield General Hospital). Continue down the road to the roundabout and take the 1st exit off into Eldon Road, follow the road around to the left and take the first left onto Ashbourne Mews where the property will be found on the left hand side.

### Entrance Vestibule

Composite front door. Glass door to the living room. Chrome contemporary radiator.

### Living Room

12'11" x 13'6" max

Tastefully presented and decorated in neutral colours. Ample natural light is afforded by uPVC double glazed doors to the rear aspect and over looking the beautiful garden. Useful understairs storage cupboard. Recessed ceiling spotlights. Two radiators. Stairs lead up to the first floor with glass balustrade. Door to the kitchen.

### Open Plan Dining Kitchen

### Stylish Kitchen

13'4" x 7'11"

Fitted with a range of modern units with granite work surfaces over and matching wall mounted cupboards and breakfast bar with stool recess. Stainless steel circular sink unit with mixer tap. Four ring hob with contemporary extractor hood over and oven below. Built in microwave. Integrated washing machine, fridge/freezer and dishwasher all with matching cupboard fronts. Attractive wooden floor. Recessed ceiling spotlights. uPVC double glazed window to the front aspect.

### Dining Area

10'11" x 9'4"

Offering ample space for a dining table and chairs. Attractive wooden floor. Recessed ceiling spotlights. uPVC double glazed window to the side aspect. uPVC double glazed sliding doors to the garden. Radiator.

### Stairs To The First Floor

uPVC double glazed bow window to the front aspect.

### Bedroom One

11'1" x 10'1"

Decorated in neutral colours and fitted with a range of floor to ceiling wardrobes to one wall. Space for a dressing table. Additional cupboard over the stairs housing a "Vaillant" boiler. Double glazed uPVC window to the front and rear aspect. Radiator.

### Bedroom Two

9'10" x 7'8"

Good size bedroom fitted with a range of cupboards. uPVC double glazed window to the rear aspect. Radiator. Access to the loft space via a pull down ladder. (The vendor has advised us that the loft is boarded).

### Modern Shower Room

Contemporary shower incorporating a modern glazed enclosure with large shower head and hand held body wash head, push button low level W.C and vanity wash basin. Tiled floor and walls with an attractive tiled feature wall. Chrome ladder style radiator. Recessed ceiling spotlights. uPVC double glazed window to the rear aspect.

### Outside

### Driveway

A block paved driveway to the front provides off road parking for two vehicles with steps up to the front door.

### Garden

Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs with patio areas ideal to sit and relax with family and friends. Fencing and hedging to the perimeter with mature trees beyond providing a high degree of privacy. A courtesy gate to the side allows access to the front.

### Tenure

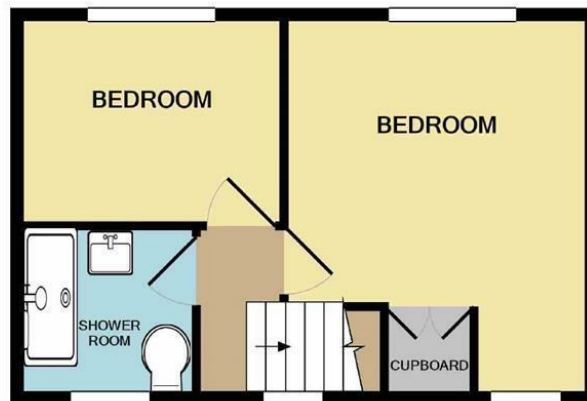
The vendor has advised us that the property is Freehold.

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.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	