



30 Merriden Road, Macclesfield, SK10 3AN

**** INTERNAL INSPECTION ESSENTIAL **** A beautifully appointed THREE DOUBLE BEDROOM semi-detached home of generous proportions and of considerable merit throughout. Situated on the ever desirable "Bollinbrook" development. Excellent primary and secondary schools are close by. This stunning property has been improved over the years providing a perfect home, ideal for family occupation. The accommodation in brief comprises; porch, entrance hallway with stairs leading to the first floor landing, living room, large dining room, orangery and kitchen. To the first floor are three double bedrooms (master with en-suite shower room) and stylish family bathroom. Gas central heating and uPVC double glazed windows are installed. To the front is a block paved driveway providing ample off road parking and leads to the attached garage. The pleasant rear garden is mainly laid to lawn with large block paved patio ideal for 'Al-Fresco' dining with steps up to the lawned area. The garden is not directly overlooked and backs onto Bollinbrook Primary School and is fenced to either side. A courtesy gate to the side with access to the drive.

£335,000

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 in a Northerly direction along The Silk Road, turn left at the first roundabout onto Hibel Road. Continuing up the hill and through the traffic lights turn right at the next roundabout onto Cumberland Street. Turning right at the next roundabout onto Westminster Road, take the third turning on the right onto Merriden Road where the property will then be found on the right hand side.

GROUND FLOOR

Porch

Accessed via composite front door. Tiled flooring. Inset spotlights. Frosted uPVC window to side aspect. Further uPVC door opening into hallway.

Entrance Hallway

Stairs to first floor landing. Radiator. Coved ceiling. Useful under-stairs storage cupboard. Door to garage.

Living Room

14'7 x 11'5

Decorated in neutral colours. uPVC double glazed window to front aspect. Radiator. TV point.

Dining Room

26'4 x 10'2 max

Large reception room with ample space for table and chairs. Two uPVC double glazed French doors opening to orangery. Wall mounted Vaillant boiler. Inset spotlights. Two radiators. Laminate flooring.

Kitchen

12'0 x 8'6

Fitted with a range of base and wall mounted units with work surfaces over and tiled returns. Inset one and a quarter stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Integrated dishwasher. Space for American style fridge/freezer. Space for washing machine. Radiator. Velux window. Radiator. Coved ceiling. uPVC door to side aspect. uPVC double glazed window to rear aspect. Tiled flooring.

Orangery

14'10 x 11'10

uPVC double glazed French doors opening to rear aspect. uPVC double glazed windows to rear and side elevations. Laminate flooring. TV point. Two radiators.

FIRST FLOOR

Landing

Coved ceiling.

Bedroom One

11'8 x 10'8

Excellent size master bedroom with space for king size bed and drawers. Built-in wardrobes. uPVC double glazed window to front aspect. Radiator. Coved ceiling.

En-Suite

Fitted with vanity sink unit with mixer tap and excellent storage, push button low level WC and shower cubicle. Two frosted uPVC double glazed windows. Inset spotlights. Chrome ladder style towel radiator.

Bedroom Two

9'4 x 9'0

Space for double bed. uPVC double glazed window to rear aspect. Radiator. Coved ceiling.

Bedroom Three

10'5 x 8'3

Space for double bed. uPVC double glazed window to front aspect. Radiator. TV point. Loft access.

Bathroom

Fitted with a modern bathroom suite comprising; panelled bath with shower over and screen to side, push button low level WC with concealed cistern and sink unit with mixer tap. Two frosted uPVC double glazed windows to rear aspect. Towel radiator. Inset spotlights. Part tiled walls.

Loft Room

17'0 x 11'0 max with restricted head height

Accessed via narrow staircase, with built-in storage and carpeted. Storage to eaves. Inset spotlights. Two velux window.

OUTSIDE

Attached Garage

16'0 x 8'6

Power and lighting. Up and over door.

Driveway

To the front there is a block paved driveway providing ample off road parking. Gated access to the side gives access to the rear garden.

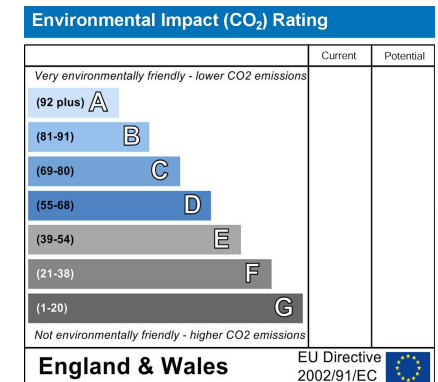
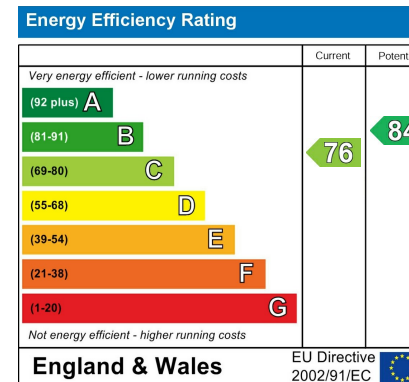
Rear Garden

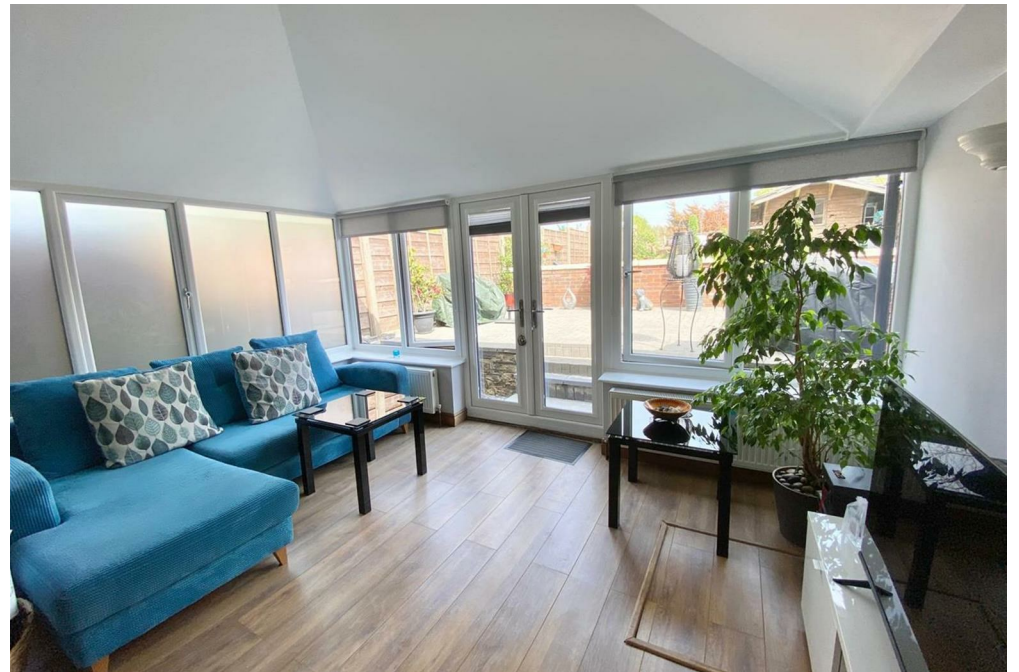
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TENURE

The vendor has advised us that the property is Freehold and that the council tax band is D.

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





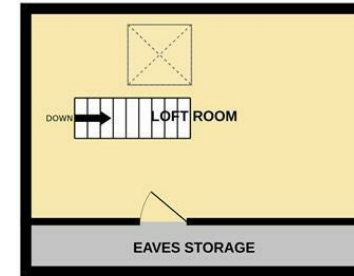
GROUND FLOOR
939 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

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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