



11 Wardour Close, Macclesfield, SK11 8RZ

A spacious two double bedroom property located in a popular residential area within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and the surrounding areas. The accommodation in brief comprises; entrance hallway, dual aspect living room, breakfast kitchen and utility area. To the first floor are two double bedrooms and a bathroom. The property is fitted with double glazed windows as well as gas central heating. To the front is a lawned garden with hedging and fencing to the perimeter. The rear garden is of a generous proportion with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends. Steps down to an additional patio with timber panel fencing to the perimeter.

£175,000

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 Park Lane, continue past Macclesfield College and through the traffic lights onto Ivy Lane and take the third turning on the left onto

Kendal Road. Taking the second turning on the right onto Somerton Road and then the fourth right onto Lumley Road. Take the next right onto Countess road and the next right onto Wardour Close. The property will be found on the left hand side.

Entrance Hallway

Pleasant hallway with stairs turning to the first floor landing. Doors off to the living room and kitchen. Radiator.

Dual Aspect Living Room

15'8 x 10'4

Well presented dual aspect living room with double glazed window to the front and rear aspects. Feature gas fire. Radiator.

Kitchen

10'2 x 9'5

Fitted with a range of handleless base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with drainer to the side. Four ring induction hob with extractor hood over. Built in double oven. Integrated slimline dishwasher and fridge freezer all with matching cupboard fronts. Built in larder cupboard. Double glazed window to the rear aspect. Radiator.

Utility Area

6'2 x 4'5

Space for a washing machine and tumble dryer. Door to the garden.

Stairs To The First Floor Landing

Double glazed window to the front aspect. Access to loft. Cupboard housing a Vaillant boiler.

Bedroom One

12'4 x 10'7

Double bedroom with two double glazed windows to the rear aspect with views over rooftops and surrounding countryside beyond. Built in over stairs storage cupboard. Ceiling coving. Two Radiators.

Bedroom Two

11'10 x 9'5

Double bedroom with double glazed window to the rear aspect with views over rooftops and surrounding countryside beyond. Ceiling coving. Radiator.

Bathroom

Fitted with a white suite comprising: panelled bath with shower fittings over, push button WC and vanity wash basin. Tiled walls. Double glazed window to the front aspect. Radiator.

Outside

Gardens

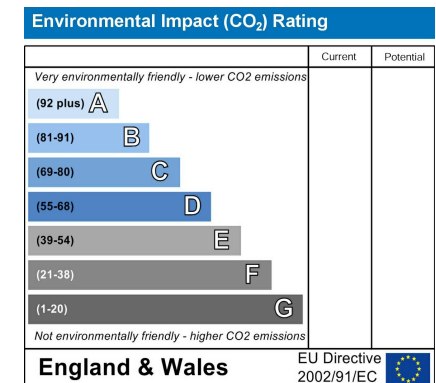
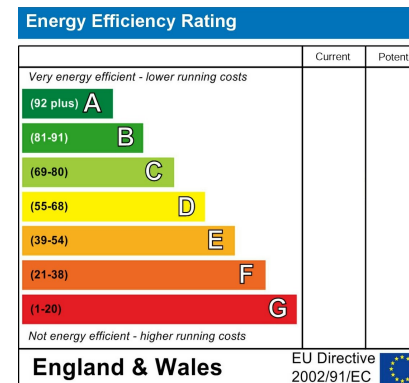
To the front is a lawned garden with hedging and fencing to the perimeter. The rear garden is of a generous proportion with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends. Steps down to an additional patio with timber panel fencing and hedging to the perimeter. A useful brick outbuilding.

Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band B.

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







Measurements are approximate. Not to scale. Illustrative purposes only
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