



*jordan fishwick*



# 40 Maple Avenue, Macclesfield, SK11 7RB

**\*\* 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 a full refurbishment and will allow the new owner(s) to put their own stamp on it. In brief the property comprises; entrance hall, living room dining room, lean to and kitchen. To the first floor are three bedrooms and bathroom. The property is set back from the road behind a front garden and a driveway providing off road parking. To the rear is a Southerly facing garden.

## £240,000

### 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

Proceed out of Macclesfield along Mill Lane, which then becomes Cross Street (A523), which continues onto London Road. Turn right onto Byron's

Street, second left onto High Street and right onto Maple Avenue. The property will be found on the left hand side.

#### Entrance Hallway

Stairs to the first floor. Double glazed window to the side aspect. Radiator.

#### Living Room

13'10 x 11'0

Double glazed French doors to the garden. Radiator.

#### Dining Room

12'2 x 10'5

Double glazed bay window to the front aspect. Radiator.

#### Lean To

9'4 x 5'4

Double glazed windows and French doors to the garden.

#### Kitchen

11'2 x 7'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel circle sink unit with mixer

tap and drainer. Space for a washing machine and fridge freezer. Under stairs storage cupboard.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

12'0 x 11'10

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

### Bedroom Two

12'7 x 11'0

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

### Bedroom Three

8'10 x 7'3

Single bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled corner bath, separate shower cubicle, low level WC and pedestal wash hand basin. Tiled floor and walls. Radiator.

### Outside

#### Driveway

A driveway to the front provides off road parking. A courtesy gate to the side allows access to the garden.

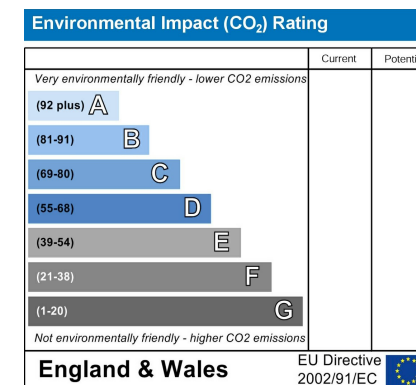
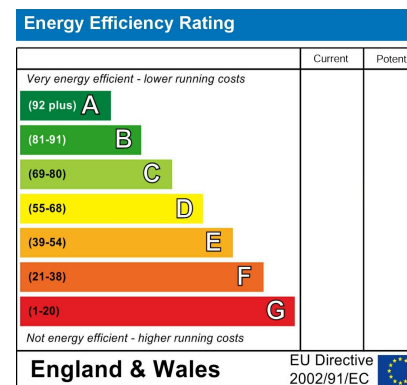
#### Southerly Facing Garden

To the rear is a southerly facing garden.

### Tenure

We have been informed by our client that they believe that the property is Leasehold (999 years from 25/03/1932) and that the council tax band is C.

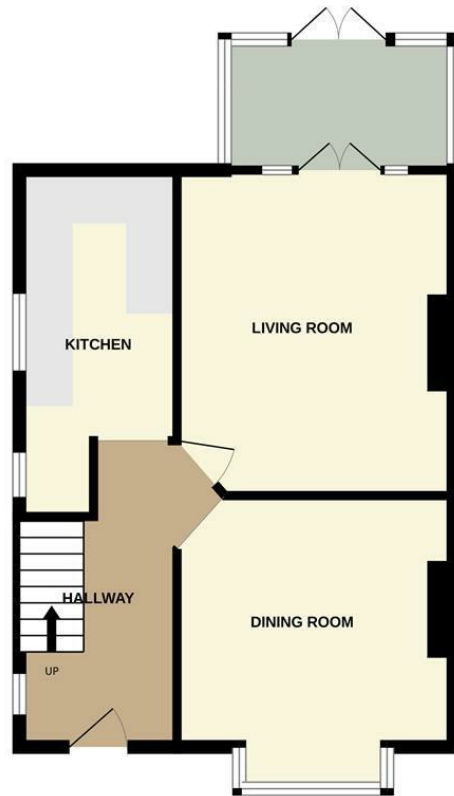
We would advise any prospective buyer to confirm these details with their legal representative.







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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