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SP04 LPA



35 Belmont Avenue, Macclesfield, SK10 3JN

Situated at the head of a quiet cul-de-sac in a lovely semi rural location known as Whirley with lovely open views over fields to the rear and within easy access to the surrounding countryside, Broken Cross and a short walk to Whirley Primary School. This mature semi detached property will prove to be a great family home and in brief comprises; a dining hallway, kitchen and dual aspect living room with French doors opening to the garden. To the first floor there are three double bedrooms and a family bathroom. To the front is a driveway providing off road parking. To the rear is an attractive Southerly facing garden featuring a large Indian stone patio to sit and relax with family and friends with raised borders to the rear bordering a lawned garden. Hedging and fencing to the perimeter.

£277,500

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 Westerly direction along Chester Road, continue to the roundabout at Broken Cross and carry straight over onto Chelford Road. Take the first right onto Whirley Road and follow the road for some time passing the school on the left hand side. Belmont Avenue is the next turning on the left

hand side and the property will be found at the head of the cul-de-sac on the left hand side.

Dining Hallway

11'2 x 8'0

Turning stairway to the first floor landing. Built in storage cupboard. Two double glazed windows to the front aspect. Radiator.

Dual Aspect Living Room

16'0 x 9'8

Dual aspect reception room with double glazed French doors opening to the delightful rear garden and double glazed window to the front aspect. Ceiling coving. Radiator.

Kitchen

11'0 x 8'0 max

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Inset four ring gas hob with extractor hood over. Built in Neff double oven. Integrated dishwasher and fridge freezer all with matching cupboard fronts. Space for a washing machine. Inset ceiling spotlights. Understairs storage cupboard. Vaillant boiler. Double glazed window to the rear aspect. Door to the garden.

Stairs To The First Floor

Access to loft space. Double glazed window to the side aspect.

Bedroom One

11'0 x 8'4

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the rear aspect with views over fields. Radiator.

Bedroom Two

12'4 x 8'0

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

Bedroom Three

9'10 x 8'4

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

Family Bathroom

Fitted with a white suite comprising; panelled bath, separate shower cubicle, push button low level WC with concealed cistern and vanity wash basin. Tiled floor and walls. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

Driveway

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

Southerly Facing Garden

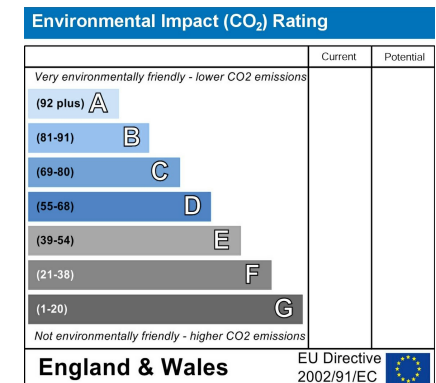
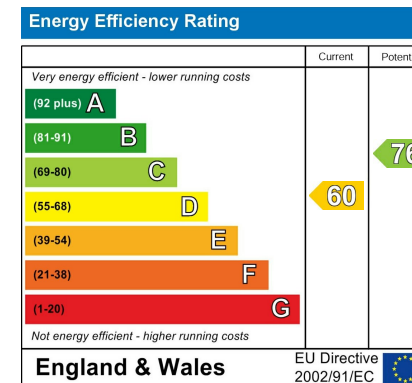
To the rear is an attractive Southerly facing garden featuring a large Indian stone patio to sit and relax with family and friends with raised borders to the rear bordering a lawned garden. Hedging and fencing to the perimeter. Courtesy gate to the side.

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.

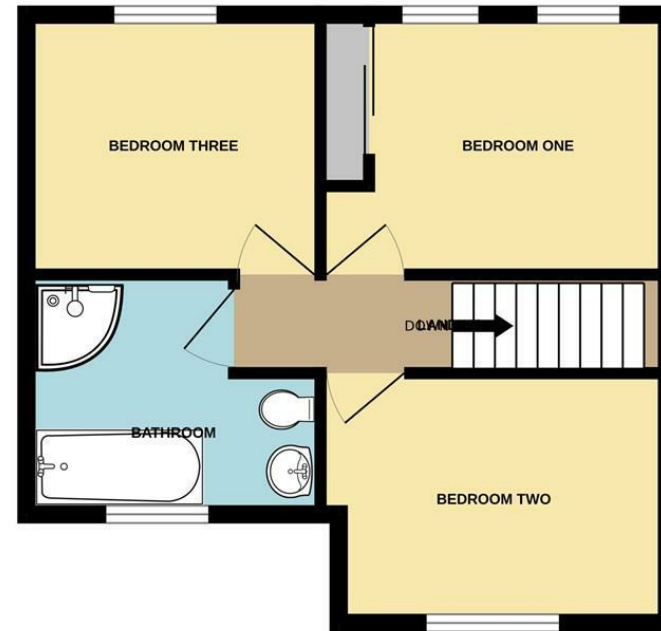




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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