





# 38 Chiltern Avenue, Macclesfield, SK11 8QW

A beautifully appointed semi detached family property of generous proportions throughout and located in a convenient position for nearby schools, shops and public transport links. In brief the property comprises; entrance porch, living room, dining room and fitted kitchen. To the first floor, there are three bedrooms and family bathroom fitted with a stylish white suite with shower over the bath. Outside, the property is set behind a driveway providing off road parking for two vehicles. A panel gate to the side gives access to the private rear garden with a pleasant outlook to the rear overlooking school playing fields. The garden is mainly laid to lawn with a large patio to sit and enjoy the view with friends and family with an additional decked patio to the rear. Viewing is highly recommended.

## £275,000

### 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

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left. Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue, where the property will be found on the right hand side, facing Birchinnall Close.

#### Entrance Vestibule

Stairs to the first floor landing. Laminate flooring.

#### Living Room

13'7 x 12'7

Decorated in neutral colours with double glazed window to the front aspect. Under stairs storage cupboard. Ceiling coving. Radiator. Open to the dining area.

#### Dining Room

10'5 x 8'8

Space for a dining table and chairs. Double glazed window to the rear aspect. Ceiling coving. Radiator.

#### Kitchen

10'5 x 7'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Integrated fridge/freezer with matching cupboard fronts. Space for a cooker with concealed extractor hood over. Space for a washing machine and tumble dryer. Double glazed window to the side aspect and double glazed stable style door to the garden. Radiator.

### Stairs To The First Floor

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

### Bedroom One

12'6 x 8'8

Well presented double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

9'3 x 9'2

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

### Bedroom Three

7'0 x 6'10

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

### Bathroom

Fitted with a stylish white suite comprising panelled bath with shower fittings over and screen to side, low level WC and vanity wash hand basin with mixer tap. Part tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Outside

#### Driveway

The property is set back from the road behind a driveway providing off road parking. A courtesy gate to the side allows access to the garden.

#### Garden

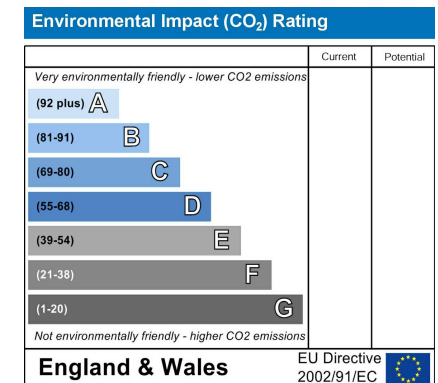
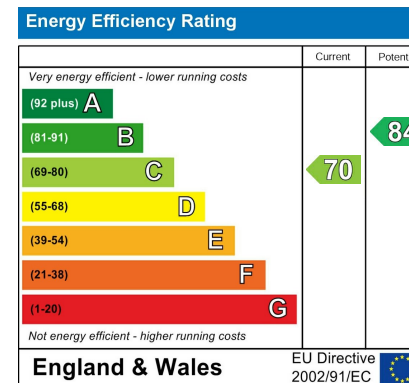
To the rear is a private garden with a pleasant outlook to the rear overlooking school playing fields. The garden is mainly laid to lawn with a large patio to sit and enjoy the view with friends and family with an additional decked patio to the rear.

#### 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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