

**jordan fishwick**

9 LANGDALE CLOSE MACCLESFIELD SK11 7YS

**£285,000**

## 9 LANGDALE CLOSE MACCLESFIELD SK11 7YS

A well presented three bedroom semi detached property located in a sought after and popular residential location within walking distance of Ivy Bank school, local shops and local public transport. The property in brief comprises; entrance vestibule, living room, dining room and kitchen. To the first floor there are three bedrooms and bathroom fitted with a white suite. Externally, to the front the property is set back behind a lawned front garden with conifer hedging providing a good degree of privacy. A driveway provides off road parking and leads to the detached garage. The private Westerly facing garden is of a generous proportion and mainly laid to lawn with various flowerbeds and hedging to the borders.

### 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 turn left at the traffic lights onto Congleton Road. Turning second right onto Thornton Avenue and follow the road to the T-junction at the end. Turn left onto Coniston Way, drive to the T-junction and turn right onto Thirlmere, take the second turning on the right onto Langdale Close, the property can be found on the left hand side.

### Entrance Vestibule

Stairs to the first floor. Radiator.

### Living Room

13'10 x 12'5  
Decorated in neutral colours and featuring a coal effect gas fire and surround. Double glazed window to the front aspect. Radiator. Square archway opening to the dining room.

### Dining Room

10'6 x 8'0  
Ample space for a dining table and chairs. Double glazed French doors to the garden. Ceiling coving. Radiator.

### Kitchen

10'0 x 7'3  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Space for a cooker, washing machine and dishwasher. Wall mounted boiler. Tiled floor. Double glazed window to the rear aspect. Door to the side aspect. Radiator.

### Stairs To The First Floor Landing

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

### Bedroom One

13'0 x 8'8  
Double bedroom fitted with a range of wardrobes and over bed storage. Double glazed window to the front aspect. Radiator

### Bedroom Two

11'2 x 8'8  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

6'10 x 6'10  
Single bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

### Bathroom

Fitted with a panelled bath with shower over, low level WC with concealed cistern and wash hand basin with cupboard below. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator. Frosted double glazed window to the rear aspect.

### Outside

#### Driveway

To the front the property is set back behind a lawned front garden with conifer hedging providing a good degree of privacy. A driveway provides off road parking and leads to the detached garage.

#### Detached Garage

17'0 x 9'0  
Up and over door. Power and lighting. Double glazed window to the rear aspect.

#### Westerly Facing Garden

The private Westerly facing garden is of a generous proportion and mainly laid to lawn with various flowerbeds and hedging to the borders.

#### Tenure

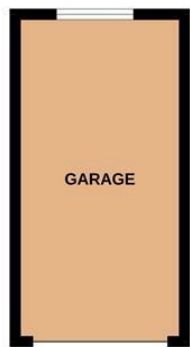
The vendor has advised that the property is Freehold with a chief rent of £20 per annum.

We believe the property to be council tax band 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. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	