



# 11 Fleming Drive, Macclesfield, SK11 8WF

**\*\* NO ONWARD CHAIN \*\*** Set within a quiet cul-de-sac and enjoying a favourable position within this select development and located in one of Macclesfield's most desirable areas close to West Park, Macclesfield general hospital and just a short distance of the town centre and excellent public transport links is this stylish three/four bedroom town house. The accommodation is presented to a high standard and in brief comprises; entrance hallway with stairs to the first floor, downstairs WC, study and family/dining kitchen with many integrated appliances. To the first floor is a living room/bedroom four with French doors and Juliette balcony and the master bedroom with a stylish en-suite. The second floor offers two further double bedrooms and stylish family bathroom. Externally, a block paved driveway to the front provides off road parking for two vehicles and leads to the attached garage. The delightful garden is fenced and enclosed with an Indian stone patio area ideal for 'al-fresco' dining and well maintained lawn.

## £415,000

### 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 town centre along Chester Road, passing the Fire Station on the left hand side. At the roundabout take the first exit onto Haldene Road. Take the next right onto Fleming Drive where the property will be found on the left hand side.

#### Entrance Hallway

Accessed via a composite front door. Stairs to first floor. Radiator. Cloaks cupboard.

#### Downstairs WC

Fitted with a push button low level WC and wash hand basin. Chrome ladder style radiator.

#### Study

10'10 x 6'5

Double glazed window to the front aspect. Radiator.

#### Open Plan Family/Dining Kitchen

26'3 x 13'1

#### Kitchen

14'2 x 13'1 max

Stylish kitchen fitted with a range of base units with work surfaces over and matching wall mounted cupboards with undercounter lighting. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Inset four ring electric hob with extractor hood over and oven below. Integrated upright fridge freezer, washing machine and dishwasher all with matching cupboard fronts. Breakfast bar with stool recess. Built in under stairs storage cupboard. Open to the family/dining area.

#### Family/Dining Area

13'1 x 12'1

Space for a sofa, dining table and chairs. Two skylight windows. Double glazed French door to the garden. Two radiators.

#### Stairs To The First Floor

Stairs to second floor landing. Radiator.

#### Living Room/Bedroom Four

13'1 x 11'0

Versatile room with double glazed French doors with Juliette balcony to the front aspect. Radiator.

#### Master Bedroom

13'1 x 10'8

Elegantly presented master bedroom with ample space for a king size bed and wardrobes. Two double glazed windows to the rear. Radiator.

### En-Suite Shower Room

Stylish en-suite shower room comprising; shower enclosure, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Recessed ceiling spotlights Double glazed frosted window to the side aspect.

### Stairs To The Second Floor

Access to the loft space.

### Bedroom Two

13'1 x 11'4

Double bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

### Bedroom Three

13'1 x 10'8

Double bedroom with skylight window. Radiator.

### Family Bathroom

Elegant bathroom fitted with a white suite comprising; tiled panelled bath with shower above and screen to the side, push button low level WC with concealed cistern and wash hand basin with mixer tap. Chrome ladder style radiator. Double glazed window to the side aspect. Attractive tiled walls.

### Outside

### Driveway

A driveway to the front provides off road parking for two vehicles and leads to the attached garage.

### Attached Garage

19'0 x 9'10

Up and over door. Power and lighting. Weight bearing floor over garage for additional storage. Courtesy door to the rear allowing access to the garden.

### Garden

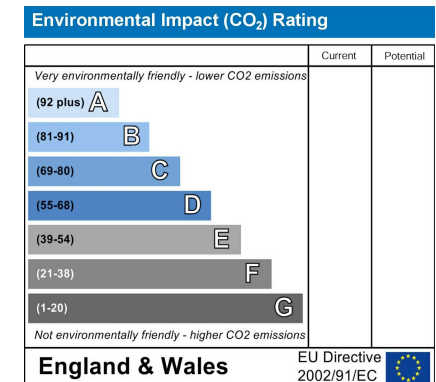
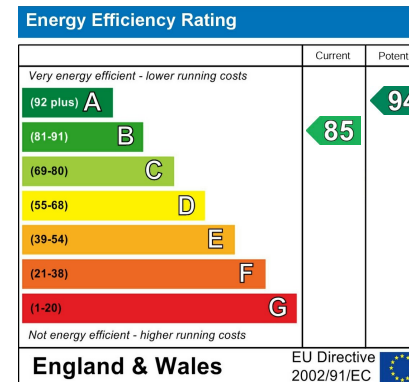
To the rear of this beautiful home is a fenced and enclosed garden with an Indian stone patio area ideal for 'al-fresco' dining and well maintained lawn. Courtesy door to the garage.

### Tenure

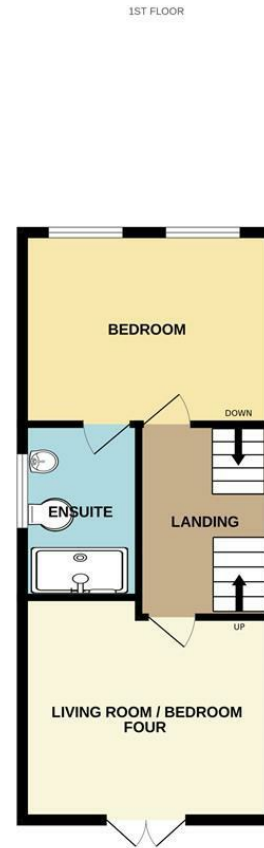
The vendor has advised us that the property is Freehold with a service charge of £293.63 PA

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

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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