



Jordan fishwick

2 ARGYLL CLOSE MACCLESFIELD SK10 3QA
£470,000

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A spacious four double bedroom detached family home occupying a cul-de-sac location in one of Macclesfield's most desirable areas off Victoria Road, close to Macclesfield general hospital, excellent schools and the town centre. The property has been well maintained and improved over recent years and provides a wonderful and convenient place in which to live. Fitted with double glazed windows as well as gas central heating via a recently fitted Worcester boiler. The accommodation in brief comprises: covered porch, reception hallway, downstairs WC, generous living room, dining room and breakfast kitchen. To the first floor are four double bedrooms (master with en-suite facilities) and a family bathroom fitted with a white suite. A driveway to the front provides off road parking and leads to the integral garage. Gated side access to the side leads to the southerly facing rear garden which is well maintained with a generous patio ideal for "Al Fresco" dining and entertaining both family and friends. Flower beds offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden. A courtesy gate to the side allows access to the front.

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 Prestbury Road and at the roundabout bear left onto Victoria Road, passing the hospital on the left hand side. Take the next right onto Edinburgh Drive and the first right onto Roxburgh Close where the property can be found at the head of the cul-de-sac on the left.

Entrance Hallway

Stairs leading to the first floor landing. Doors off to reception rooms. Ceiling coving. Wooden floor. Radiator.

Downstairs WC

Push button low level W.C and pedestal wash basin. Tiled floor. Recessed ceiling spotlights.

Living Room

180 x 120
Elegant living room featuring a wall mounted contemporary fire. Wooden floor. Ceiling coving. Double glazed window to the front aspect. Radiator. Double doors opening to the dining room.

Dining Room

110 x 90
Space for a dining table and chairs. Ceiling coving. Double glazed window to the rear aspect. Radiator.

Breakfast Kitchen

184 x 110
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. Integrated dishwasher with matching cupboard front. Eight ring, double oven, gas range cooker with extractor hood over. Liebherr upright fridge. Two double glazed windows overlooking the rear garden. Door to the garden. The dining area has ample space for a dining table and chairs. Wooden floor. Recess ceiling spotlights. Ceiling coving. Radiator.

Stairs To The First Floor

Built in airing cupboard. Access to the loft space. Radiator.

Master Bedroom

120 x 100 to wardrobe front
Double bedroom fitted with a range of floor to ceiling wardrobes with sliding doors. Laminate floor. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator.

Bedroom Two

113 x 111
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

112 x 91
Double bedroom with double glazed window to the rear aspect. Laminate floor. Radiator.

Bedroom Four

141 x 80 max
Double bedroom with double glazed window to the front aspect. Laminate floor. Radiator.

Bathroom

Fitted with a white suite comprising: panelled bath with shower fittings off the taps, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

Off road parking to the front with a lawned garden to the side. Gated side access leads to the rear garden.

Integral Garage

182 x 80
Up and over door. Recently fitted Worcester boiler. Space for a washing machine and additional appliances. Tap.

Southerly Facing Garden

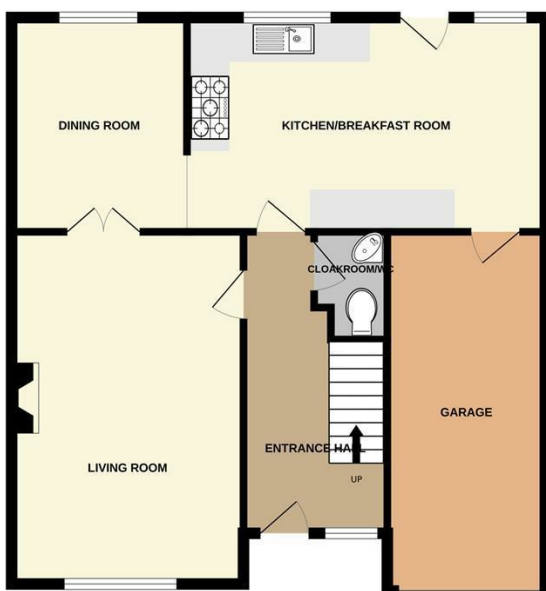
The southerly facing rear garden is well maintained with a generous patio ideal for "Al Fresco" dining and entertaining both family and friends. Flower beds offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden. Outside tap. A courtesy gate to the side allows access to the front.

Tenure

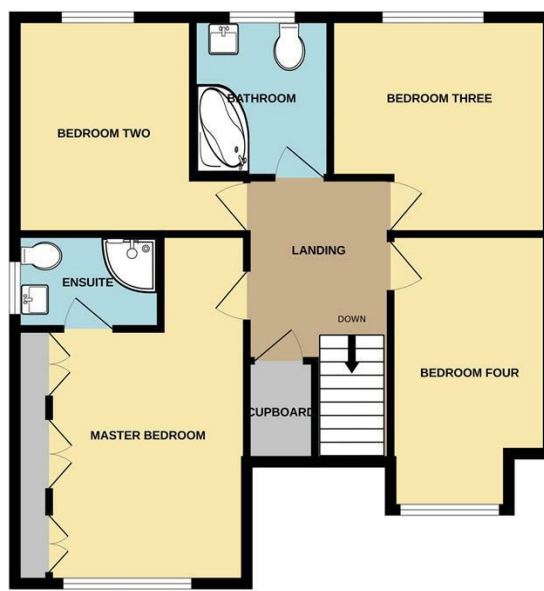
The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band F.
We would recommend any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | 65 | |
| (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 | |