



*Jordan* fishwick

25 HEDINGHAM CLOSE MACCLESFIELD SK10 3LZ

£399,950

## 25 HEDINGHAM CLOSE MACCLESFIELD SK10 3LZ

Set within a quiet location and constructed by the highly acclaimed Jones Homes. This property enjoys a favourable position within this select development and is located in one of Macclesfield's most desirable areas off Victoria Road. Close to excellent schools, Macclesfield general hospital, the town centre and its excellent transport links. This deceptively spacious four bedroom townhouse has well planned accommodation and in brief comprises; entrance hallway, downstairs WC, fantastic L-shaped family/dining kitchen with French doors to the rear garden. The first floor enjoys a spacious living room with twin Juliette balconies overlooking the front, master bedroom and en-suite shower room. The second floor offers three further bedrooms and a stylish shower room. The front of the property is set back behind a paved front garden overlooking a lawned green with mature trees providing a degree of privacy. The pleasant Westerly facing rear garden is fenced and enclosed with a paved patio area ideal for 'al-fresco' dining. A well maintained lawn with various shrubs to the borders. To the rear of the garden via a courtesy gate is access to the car park.

### 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 away from Macclesfield town centre along Victoria Road, after passing the hospital and the cricket ground on the left hand side, turn left onto Pavilion Way. Continuing round to the right, Hedingham Close can be found on the left hand side, with this property being to the left of the carpark.

### Entrance Hallway

Turning staircase leading to the first floor. Attractive tiled floor. Ceiling coving. Built-in storage cupboard and additional larder style cupboard. Contemporary radiator.

### Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Radiator.

### Open Plan Family/Dining Kitchen

23'6" x 17'2" max

### Kitchen

10'6" x 10'0"

Fitted with a stylish range of base units with Quartz work surfaces over and matching wall mounted cupboards with under counter lighting. Tiled returns. Inset one and a quarter bowl ceramic style sink unit with mixer tap and drainer. Four ring "NEFF" electric hob with extractor hood over. Built-in "NEFF" double oven. Integrated appliances include a Bosch washing machine and Bosch dishwasher with matching cupboard fronts. Space for a fridge/freezer. Ceiling coving. Porcelain tiled flooring through to the dining and family area. Double glazed window to the front aspect.

### Family Area

12'4" x 10'8"

Ample space for a sofa with French doors opening to the beautiful rear garden. Porcelain tiled floor. Ceiling coving. Radiator.

### Dining Area

8'4" x 7'0"

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

### Stairs To First Floor Landing

Turning staircase to the first floor with double glazed window to the side aspect. Doors to living room and master bedroom. Stairs to second floor. Ceiling coving.

### Living Room

17'3" x 12'0"

Spacious living room decorated in neutral colours and features a coal effect living flame gas fire and surround. Two double glazed French doors with Juliette balconies to the front aspect. Radiator.

### Bedroom One

12'0" x 11'3"

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

### En-Suite

Fitted with a shower cubicle, low level WC and pedestal hand wash basin. Tiled walls and floor. Double glazed window to rear aspect. Radiator.

### Stairs To Second Floor

Built in airing cupboard housing the hot water tank.

### Bedroom Two

13'8" x 9'0"

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

### Bedroom Three

9'8" x 9'0"

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

### Bedroom Four

9'4" x 8'0"

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

### Stylish Shower Room

Fitted with a white suite comprising; walk in shower, bidet, push button low level WC with concealed cistern and wash hand basin with double drawer storage underneath. Attractive tiled walls and floor. Contemporary radiator. Double glazed window to rear aspect.

### Outside

#### Westerly Facing Garden

The pleasant rear garden is fenced and enclosed with a paved patio area ideal for 'al-fresco' dining. A lawn with various shrubs and hedging to the borders. A courtesy gate to the rear allows access to the car park. Additional gate to the side allowing access to the front.

### Parking

To the rear of the garden, via the courtesy gate is two allocated parking spaces.

### Tenure

The vendor has advised us that the property is Leasehold and that the lease is 999 years from 1 January 1998.

We also believe the council tax to be band E.

We would advise any prospective buyer to confirm these details with their legal representative.



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		71	82
(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	