



# 239 Western Avenue, Macclesfield, Cheshire, SK11 8AW

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** This beautifully presented, three bedroom, extended property is located in a quiet and sought after location close to excellent schools, the town centre and transport links with a Southerly facing garden to the rear. Having been extended and refurbished by the current owners, this stunning home has been transformed into a quite splendid and highly distinguished home and enjoys spacious and well-balanced accommodation throughout. Real features include attractive Karndean flooring through the hall, downstairs WC, utility room and fabulous family/dining kitchen with bi-folding doors to the garden. To the first floor there are three well proportioned bedrooms and family bathroom. Stairs lead off the main landing to the loft room which is currently used as a bedroom. Externally, the property is set back from the road behind a driveway leading to the integral garage and lawned garden to the side, whilst to the rear there is a well maintained Southerly facing garden with an enclosed feature patio and steps up to a lawned garden with hedging to the borders.

## £485,000

### 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

Proceed out of Macclesfield along Park Lane. At the third set of lights turn left onto Ryles Park Road. Follow the road to the top and turn right onto Western Avenue where the property will be found on the left hand side on the corner of Knowsley Road.

#### Entrance Hallway

The composite front door opens to the hallway featuring attractive Karndean flooring. Stairs to the first floor.

#### Downstairs WC

Push button low level WC and vanity wash hand basin. Radiator.

#### Living Room

13'4 x 10'3

A pleasant living room with double glazed window to the front aspect fitted with Plantation shutters. Contemporary radiator.

#### Open Plan Family/Dining Kitchen

28'0 x 13'4

#### Kitchen Area

15'7 x 13'4

Beautifully appointed kitchen suite fitted with a comprehensive range of stylish base units with wooden work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Integrated dishwasher and wine cooler. Built in twin Neff ovens (one combined with a microwave oven) The feature island unit with matching wooden work surface is fitted with a four ring Neff induction hob and breakfast bar with stool recess. Space for an American fridge. Karndean floor. Open plan to the dining and family area.

#### Family/Dining Area

12'5 x 13'4

Featuring log burning stove and vaulted ceiling. Floor to ceiling double glazed windows and Bi-folding doors to garden. Two skylight windows. Space for a sofa, table and chairs. Radiator.

#### Utility Room

8'5 x 6'8

Fitted with matching base unit with wooden work surfaces over. Twin Belfast style sink units with mixer tap. Cupboard with space for a washing machine and tumble dryer over. Feature fitted bench. Double glazed window to the rear aspect and door to the boot room.

### Boot Room

15'0 x 7'0

Door to the garden and garage. Radiator.

### Stairs To The First Floor

Turning staircase to the first floor. Double glazed window to the front aspect. Stairs to the second floor. Radiator.

### Bedroom One

13'4 x 11'0

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

### Bedroom Two

11'0 x 9'8 to wardrobe front

Double bedroom with double glazed window to the rear aspect fitted with Plantation shutters. Fitted wardrobes. Wooden laminate floor. Ceiling coving. Radiator.

### Bedroom Three

11'0 x 7'6

Double bedroom with double glazed window to the rear aspect fitted with Plantation shutters.

### Bathroom

Fitted with a panelled L- shaped bath with shower fittings over and screen to the side, push button low level WC and pedestal wash basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Stairs To The Loft Room

Double glazed window to the front aspect.

### Loft Room

11'5 x 9'6

Versatile room currently used as a bedroom. Large Velux window with far reaching views over the hills and surrounding countryside. Built in storage to the eaves. Restricted head height.

### Outside

#### Driveway

A driveway to the front leads to the integral garage. Lawned garden to the side.

#### Integral Garage

Up and over door. Power and lighting. Worcester boiler. Window to the side aspect.

#### Southerly Facing Garden

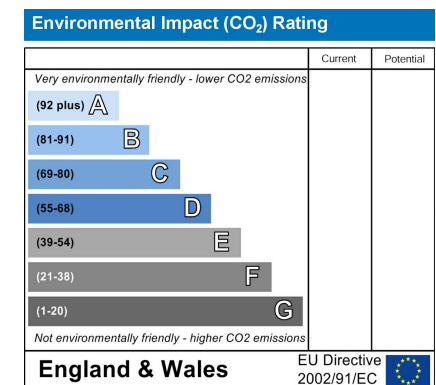
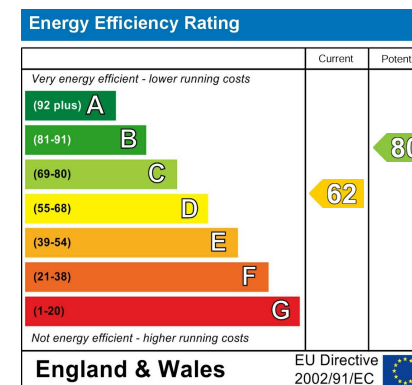
To the rear is a fenced and enclosed well maintained Southerly facing garden with a feature patio ,courtesy gate to side aspect and steps up to a lawned garden with hedging to the borders.

#### Tenure

The vendor has advised us that the property is Freehold.

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.

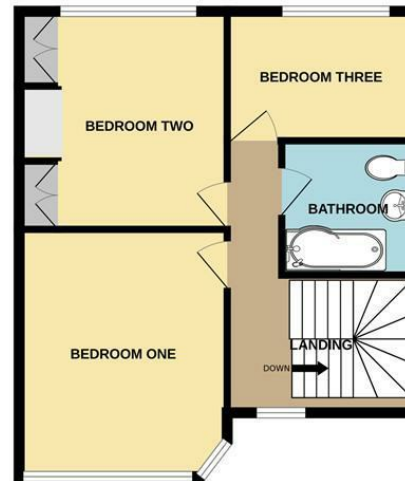




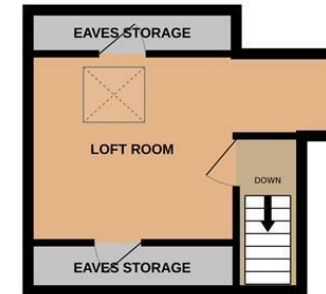
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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