



*jordan fishwick*

# 50 Springfield Road, Macclesfield, SK11 8RE

A three bedroom extended semi-detached property situated in a quiet cul-de-sac, enjoying a convenient location for excellent schools and Macclesfield Town Centre. This pleasant family home offers spacious accommodation over two floors and in brief comprises; entrance hall, living room, re-fitted dining kitchen, utility room and downstairs WC. To the first floor are three bedrooms and a family bathroom. To the front is a driveway providing off road parking with gated access to the rear. The rear aspect offers a low maintenance lawned garden, fenced and enclosed with a paved patio area to the side enjoying a high degree of privacy.

## £320,000

### 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 Chester Road (passing the fire station on the left hand side). Proceed over the roundabout staying on Chester Rd and turn left onto Colville Road. At the T-Junction turn left onto Springfield Road where you will find the property at the head of the cul-de-sac.

#### Entrance Hallway

Stairs to the first floor. Laminate floor. Built in cloaks cupboard. Dado rails. Radiator.

#### Living Room

21'7 x 11'0

Spacious living room featuring an open grate coal fire and surround. Double glazed window to the front aspect. Dado rails. Two radiators.

#### Dining Kitchen

18'0 x 12'3

Stylish kitchen featuring a vaulted ceiling and fitted with a range of handleless base units with work surfaces over and matching wall mounted cupboards. Stainless steel twin sink units with mixer tap and drainer. Inset five ring gas hob with extractor hood over. Built in double oven and microwave oven. Space for a dining table and chairs. Velux window. Double glazed window to the rear aspect. Radiator.

#### Utility Room

7'4 x 7'0

Space for a washing machine and tumble dryer. Worcester boiler. Laminate floor. Contemporary radiator. Double glazed door to the side aspect.

### Downstairs WC

Combined WC and wash hand basin.

### Stairs To The First Floor

Access to the loft space. Double glazed stained glass window to the side aspect. Radiator.

### Bedroom One

11'0 x 11'0

Double bedroom fitted with a range of built in wardrobes and dressing table. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 8'2

Double bedroom with a built in wardrobe. Double glazed window to the rear aspect. Radiator.

### Bedroom Three

7'3 x 6'0

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

### Bathroom

Fitted with a white suite comprising; panelled bath, low level push button WC and vanity wash hand basin. Tiled walls. Contemporary radiator. Double glazed window to the rear aspect.

### Outside

### Driveway

To the front is a driveway providing off road parking with gated access to the rear.

### Gardens

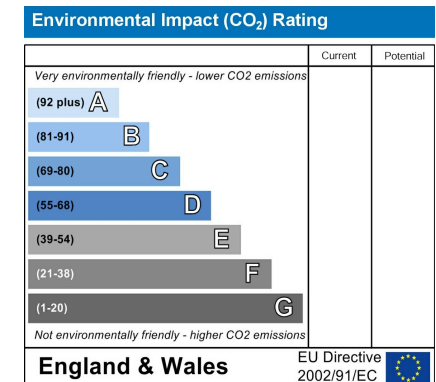
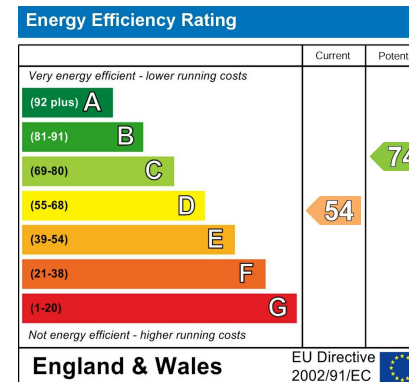
The rear aspect offers a low maintenance lawned garden, fenced and enclosed with a paved patio area to the side enjoying a high degree of privacy. Outside tap. A courtesy gate to the side.

### Tenure

The vendor has advised that the property is Freehold.

We also believe that the council tax band is B.

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.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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