jordan fishwick

41 Warwick Road, Macclesfield, SK11 8TA

** NO ONWARD CHAIN ** A spacious THREE BEDROOM family home located in a popular residential location within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The property is fitted with double glazed windows as well as gas central heating and with some cosmetic improvements this property will provide an excellent home for a growing family and in brief comprises; entrance hallway, dual aspect living room, dining area, conservatory, kitchen, utility room and downstairs WC. To the first floor are three well proportioned bedrooms, shower room and separate WC. The property is set back behind a block paved driveway. The private rear garden is of a generous proportion and mainly laid to lawn with timber panelled fencing and hedging to the boundaries.

£222,500

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 in a Westerly direction along Chester Road, continue to the roundabout at Broken Cross and take the first left onto Gawsworth Road. Take the third turning on the left onto Earlsway and the next right onto Chatsworth Avenue. Continue to the end and turn left at the T Junction property on the left hand side.

Entrance Hallway
Stairs leading to the first floor landing. Door opening to the living room and dining kitchen.

Dual Aspect Living Room
16'5 x 10'6
Dual aspect living room with double glazed window to the front and rear aspect. Radiator.

Dining Area
9'7 x 8'8
Space for a table and chairs. Double glazed French doors to the conservatory. Under stairs storage cupboard. Radiator.

Conservatory
10'3 x 8'0
Double glazed windows and door to the garden. Radiator.

Kitchen
9'8 x 6'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer to side. Space for a cooker and under counter fridge. Built in pantry. Double glazed window overlooking the rear garden.

Utility Room
6'3 x 5'6
Space for a washing machine and tumble dryer. Double glazed door to the front aspect.

Downstairs WC
Push button low level WC and pedestal wash hand basin. Wall mounted boiler. Radiator.

Stairs To The First Floor
Access to the loft space. Built in airing cupboard. Double glazed window to the rear aspect. Radiator.

Bedroom One
13'8 x 9'4
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
10'7 x 9'6
Double bedroom with double glazed window to the front aspect. Built in airing cupboard. Radiator.

Bedroom Three
10'8 x 6'7
Good size third bedroom with double glazed window to the rear aspect. Radiator.

Shower Room
Walk in shower and vanity wash hand basin. Tiled walls. Double glazed window to the rear aspect.

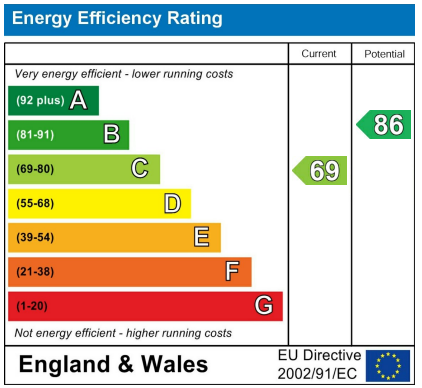
Separate WC
Low level push button WC. Double glazed window to the rear aspect. Radiator.

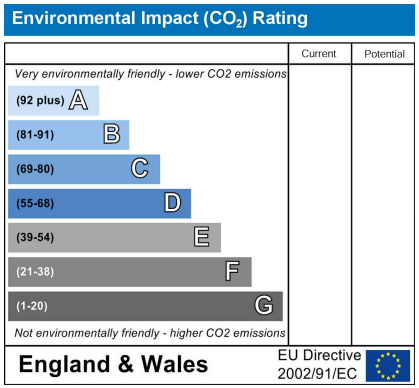
Outside

Driveway
A block paved driveway to the front provides off road parking for one vehicle.

Private Rear Garden
The private rear garden is of a generous proportion and mainly laid to lawn with timber panelled fencing and hedging to the boundaries.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is B.
We would advise any prospective buyer to confirm these details with their legal representative.

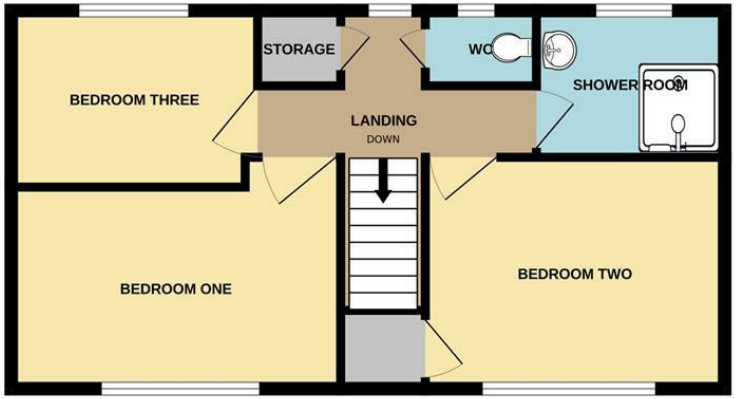




Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk