



# 20 Thistleton Close, Macclesfield, Cheshire, SK11 8BE

**\*\* IMMACULATELY PRESENTED THROUGHOUT \*\*** An attractive three bedroom semi-detached home presented in excellent condition and located in a highly desirable residential area within close proximity of South Park as well as the town centre and its excellent public transport links. In brief the property comprises; entrance vestibule with stairs to first floor, elegantly presented bay fronted living room, modern dining kitchen and conservatory. To the first floor, there are three bedrooms and a well presented shower room. To the rear of this beautifully presented home, is a Southerly facing rear garden which is mainly laid to lawn with Indian stone patio ideal for 'Al-fresco' dining or to just simply relax. The property is set back from the road behind a block paved driveway which provides off road parking. The property is fitted with double glazed windows and gas central heating providing a warm and comfortable home. Viewing highly recommended.

## £300,000

### 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 in a Westerly direction along Park Lane. After a short distance, take the left turn onto Hobson Street. Proceed along Hobson Street and at the top of the road, go straight over into Thistleton Close where the property will be found straight ahead.

#### GROUND FLOOR

#### Entrance Vestibule

Accessed via uPVC front door. Stairs to first floor landing. Laminate flooring. Coved ceiling. Radiator.

#### Living Room

14'3 x 12'5

Beautifully presented living room with uPVC double glazed bay window to the front aspect. Double doors opening to dining kitchen. Useful understairs storage cupboard. Radiator. TV point. Coved ceiling.

#### Dining Kitchen

15'7 x 9'0

Modern fitted kitchen with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and washing machine with matching cupboard fronts. Space for upright fridge/freezer. uPVC double glazed window to rear aspect. Inset spotlights. LVT style flooring. Radiator. Space for dining table and chairs. Sliding patio doors opening to conservatory.

#### Conservatory

11'0 x 8'1

Versatile room which could be used in a number of ways. Radiator. Inset spotlights. uPVC double glazed windows and double glazed French doors opening to patio.



## FIRST FLOOR

### Landing

Access to loft space. uPVC double glazed window to side aspect. Coved ceiling.

### Bedroom One

13'4 x 9'0

Good size master bedroom with space for king size bed and wardrobes. uPVC double glazed window to front aspect. Radiator.

### Bedroom Two

9'1 x 9'1

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

### Bedroom Three

9'3 x 6'7 max

Single bedroom with uPVC double glazed window to front aspect. Radiator. Useful over-stairs storage cupboard.

### Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash basin with mixer tap. Frosted uPVC double glazed window to rear aspect. Chrome ladder style towel radiator. Part tiled walls.

## OUTSIDE

### Driveway

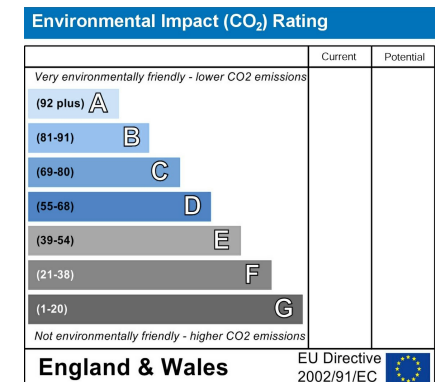
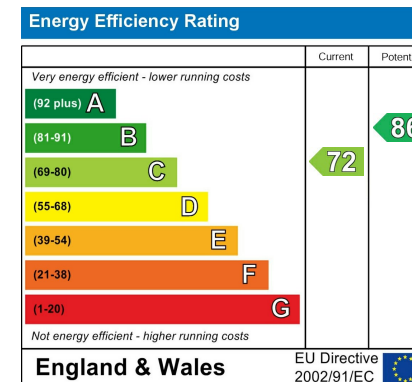
The property is set back from the road behind a block paved driveway which provides off road parking. A courtesy gate provides access to the rear garden.

### Southerly Facing Landscaped Garden

To the rear of this beautifully presented home, is a Southerly facing rear garden which is mainly laid to lawn with Indian stone patio ideal for 'Al-fresco' dining or to just simply relax. Outside water tap.

## TENURE

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



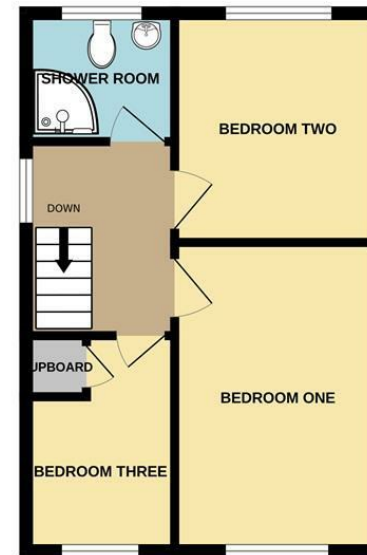




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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