





# 83 Bishopton Drive, Macclesfield, SK11 8TS

**\*\* NO ONWARD CHAIN \*\*** This two bedroom detached property is located on the popular Villas development, built by Jones Homes. A prime and sought after residential location due to its close proximity to excellent schools including Fallibroome Academy and Macclesfield General Hospital coupled with the town centre and excellent transport links. The property is fitted with gas fired central heating via a Vaillant boiler and double glazed windows. The property is in need of some cosmetic improvements to provide an excellent home for the new owners. In brief the property comprises: entrance vestibule, downstairs WC, living room, dining room, kitchen and spacious conservatory with tiled roof and French doors opening to the garden. To the first floor there are two double bedrooms with ensuite facilities to the master bedroom and bathroom. To the front of the property is a lawned garden and block paved driveway providing off road parking. To the rear is a private fenced and enclosed garden, mainly laid to lawn. A courtesy gate to the side allows access to the front.

## £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 along Chester Road passing the Fire Station on the left hand side. At the next roundabout take the third exit onto Bishopton Drive.

#### Entrance Vestibule

Double glazed window to the side aspect. Radiator.

#### Downstairs WC

Low level WC and wash hand basin. Radiator.

#### Living Room

15'6 x 12'2 max

Featuring a double glazed bay window to the front aspect. Fire and surround. Dado rail. Ceiling coving. Radiator.

#### Dining Room

9'2 x 7'6

Ceiling coving. Dado rail. Radiator.

#### Kitchen

12'0 x 6'10 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Sink unit with mixer tap and drainer. Four ring gas hob with oven below. Space for a fridge freezer and washing machine. Vaillant boiler. Under stairs storage cupboard. Window to the rear aspect. Door to the side aspect. Radiator.

#### Conservatory

14'0 x 12'0

Spacious conservatory with tiled roof. Double glazed windows and French doors to the garden. Recessed ceiling spotlights. Radiator.

### Stairs To The First Floor

Double glazed window to the side aspect. Dado rails.

### Bedroom One

11'7 x 10'0 max

Double bedroom with double glazed window to the front aspect. Cupboard housing the hot water tank. Radiator.

### En-Suite Shower Room

Shower cubicle, low level WC and pedestal wash hand basin. Double glazed window to the front aspect. Radiator.

### Bedroom Two

14'0 x 9'10

Double bedroom with two double glazed windows to the rear aspect. Two radiators.

### Bathroom

Fitted with a panelled bath with shower head attachment off the taps, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Part tiled walls. Radiator.

### Outside

### Driveway

To the front of the property is a lawned garden and block paved driveway providing off road parking.

### Garden

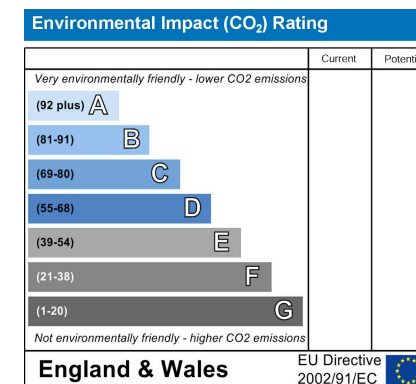
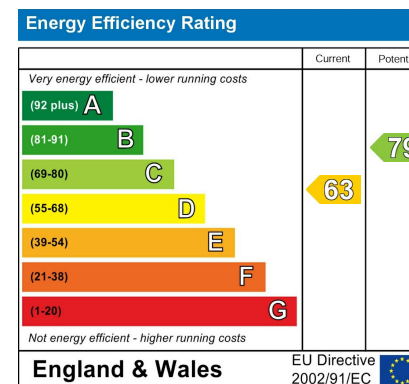
To the rear is a private fenced and enclosed garden, mainly laid to lawn. A courtesy gate to the side allows access to the front.

### Tenure

The vendor has advised that the property is Leasehold and that the lease is 999 years from 1 January 1994.

The vendor has also advised us that the property is council tax band D.

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





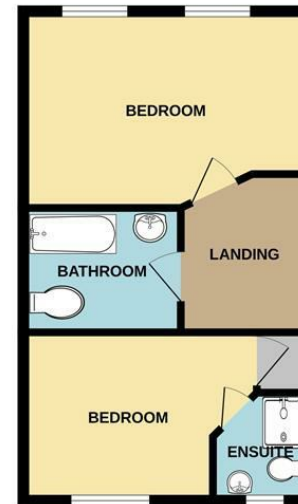




GROUND FLOOR



1ST FLOOR



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