



# 22 Fieldbank Road, Macclesfield, SK11 8PZ

\*\* NO ONWARD CHAIN \*\* Situated in one of Macclesfield's most sought after residential areas, this three bedroom semi detached property enjoys a prime location close to West Park, Macclesfield General Hospital and within easy reach of the town centre and excellent public transport links. Although the property would benefit from a degree of modernisation it offers a fantastic opportunity to allow the new owner(s) to put their own stamp on it. Elevated from the road and set behind a front garden the accommodation in brief comprises: porch, entrance hall, living room, dining room and kitchen. To the first floor, there are three bedrooms, separate WC and a family bathroom. Externally, the Westerly facing rear garden enjoys a good degree of privacy and is mainly laid to lawn, complemented by mature trees and well stocked flower borders. A rear driveway provides off road parking and access to a detached garage. Early viewing is highly recommended.

## £330,000

### 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

Leaving Macclesfield town centre along Chester Road, passing the Fire Station on the left hand side. At the roundabout take the third exit onto Fieldbank Road. Continuing along, the property can be found after a short distance on the left hand side.

#### Porch

Accessed via double glazed French doors. Tiled floor. Door to entrance hallway.

#### Entrance Hallway

Stairs to the first floor. Double glazed window to the side aspect. Under stairs storage cupboard. Radiator.

#### Dining Room

13'8 x 11'10

Double glazed window to the front aspect. Gas fire. Ceiling coving. Radiator.

#### Living Room

14'3 x 11'9

Double glazed window to the rear aspect. Ceiling coving. Radiator.

#### Kitchen

12'4 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker and washing machine. Boiler. Double glazed window to the rear and side aspect. Door to the side aspect.

#### Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

#### Bedroom One

14'7 x 11'5

Double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

### **Bedroom Two**

11'10 x 11'7

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

### **Bedroom Three**

7'3 x 6'10

Single bedroom with double glazed window to the front aspect.

### **Bathroom**

Fitted with a panelled bath with shower attachment over and pedestal wash hand basin. Built in storage cupboard. Tiled walls. Ladder style radiator. Double glazed window to the rear aspect.

### **Separate WC**

Low level WC. Double glazed window to the side aspect.

### **Outside**

### **Off Road Parking**

A driveway (to the rear) leads to the off road parking and detached garage.

### **Gardens**

The property is elevated and set back behind a front garden. The Westerly facing garden enjoys a good degree of privacy, mainly laid to lawn with flower borders and mature trees to the borders. A gate allows access to the parking and garage.

### **Detached Garage**

Accessed to the rear of the property. Up and over door.

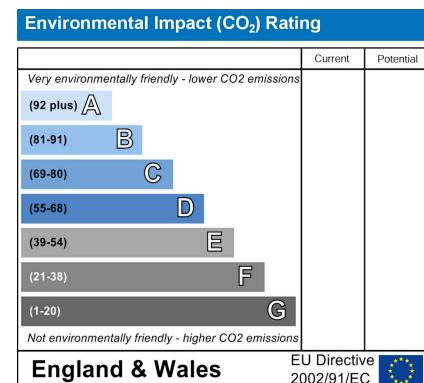
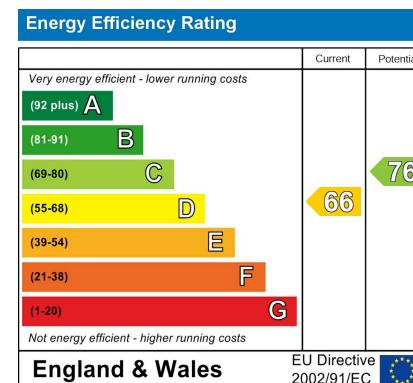
### **Tenure**

The vendor has advised us that the property is Freehold and that the property is council tax band C.

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

### **Anti Money Laundering - Note**

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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