



Jordan fishwick

1 TREEN CLOSE MACCLESFIELD SK10 3PT
£350,000

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** Internal Inspection Essential ** A beautifully appointed semi-detached property situated within a select Close on the ever desirable "Greenside" development. Excellent schools such as Fallibroome and Whirley are close by. This well maintained home has been skilfully extended and comprehensively refurbished, offering a perfect blend of style, space and flexibility for modern living. A particular highlight is the versatile ground floor accommodation, ideal for those seeking independent or multi-generational living. The stunning kitchen is complimented by granite work surfaces, a range of integrated appliances and finished with a beautiful tiled floor with a feature island unit separating the kitchen from the dining room. The formal living room is elegantly presented with a bay window to the front. To the first floor are two double bedrooms and a bathroom. Externally, the Southerly facing rear garden offers an attractive paved patio area and an artificial lawn, providing an ideal space for al fresco dining and entertaining family and friends. To the front, there is off-road parking, complemented by an artificial lawn to the side. Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

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 country side 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 along Victoria Road, turn right at the roundabout onto Priory Lane and take the first left onto Birtles Road. Take the first left again onto Redruth Avenue. Continue to the end and turn right onto St Austell Avenue. Take the fourth turning on the right onto Madron Avenue and first left into Treen Close, where the property can be found on the left hand side.

Vestibule

Composite front door. Inset mat. Built-in cloaks cupboard housing meters. Recessed ceiling spotlight. Further door opening to the living room.

Bay Fronted Living Room

23'0 x 12'0

Tastefully presented and featuring a glass electric fire. Large bay double glazed window to the front aspect. Recessed ceiling spotlights. Two radiators.

Open Plan Dining Kitchen

Dining Area

12'0 x 9'8

Offering ample space for a dining table and chairs. Attractive porcelain cream tiled floor. Recessed ceiling spotlights. Radiator.

Kitchen

17'0 x 9'0

This fabulous bespoke kitchen offers a comprehensive range of soft close base units and drawers with granite work surfaces over and matching wall mounted cupboards with concealed down lighting and inset foot lighting. Inset four ring electric hob with contemporary extractor hood over. Built in microwave oven and a conventional oven. Integrated fridge/freezer and dishwasher all with matching cupboard front. The feature island unit with matching granite work surfaces is fitted with an underhung one and a quarter bowl, stainless steel, sink unit with mixer tap and slimline wine cooler. The kitchen floor has been finished with an attractive porcelain cream tiled floor through to the family dining area and snug. Recessed ceiling spotlights.

Snug

10'2 x 6'2

Currently used as a music room or could cater for independent living. Built in storage cupboard. Attractive porcelain cream tiled floor.

Downstairs Shower Room

Fitted with a walk in shower, push button low level W.C and pedestal wash basin. Extractor fan. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Velux window.

Study/Bedroom Three

10'8 x 6'2

Double glazed window to the front aspect. Built in cupboard with space for a tumble dryer. Recessed ceiling spotlights. Access to the loft space.

Stairs To The First Floor

Access to the loft space.

Bedroom One

12'0 x 11'0

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

Bedroom Two

12'0 x 8'8

Double bedroom fitted with a range of high gloss wardrobes and additional built in storage cupboard. Double glazed window to the rear aspect. Radiator.

Bathroom Room

Fitted with a white suite comprising: panelled bath with shower over, push button low level W.C and wash hand basin with cupboard below. Part tiled walls. Chrome heated radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Outside

Driveway

Driveway providing off road parking to the front with artificial lawn to the side.

Southerly Facing Garden

The Southerly facing rear garden offers an attractive paved patio area and an artificial lawn, providing an ideal space for al fresco dining and entertaining family and friends. Fenced and enclosed.

Tenure

We have been informed by the vendor that the property is Leasehold and that the term is 999 years from 1 January 1977, at an annual ground rent of £25. We have also been advised that the property is council tax band D. We would advise 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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