



Land Adjacent to 17 Avonside Way Avonside Way, Macclesfield, Cheshire, SK11

ORV

A RARE OPPORTUNITY to purchase an INDIVIDUAL BUILDING PLOT with FULL PLANNING PERMISSION APPROVAL for A CONTEMPORARY STYLED THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOME. Occupying an enviable position within a quiet cul-de-sac, close to local amenities such as local convenience shops, the town centre and it's excellent transport links. Planning permission has been granted for the development of this land on Avonside Way (Cheshire East Planning Ref 23/3385M. The approved scheme provides for a contemporary style detached property with accommodation of approximately 1150sq feet. The proposed accommodation layout will include to the ground floor an entrance hall, downstairs WC and open plan I-shaped living/dining/kitchen. The first floor includes three double bedrooms with en-suite facilities to the master bedroom and a family bathroom. Externally to the front the driveway provides off road parking, whilst to the rear is a landscaped Southerly facing garden.

£130,000

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 along Park Lane (A536), turn left at the first set of traffic lights into Ryles Park Road and turn left at the top onto Ridge View. Taking the 2nd turning right onto Avonside Way. The property will be found at the head of the cul-de-sac.

Entrance Hallway

Downstairs WC

Open Plan Living/Dining/Kitchen

Living Area

Dining Area

Kitchen

Stairs To The First Floor

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

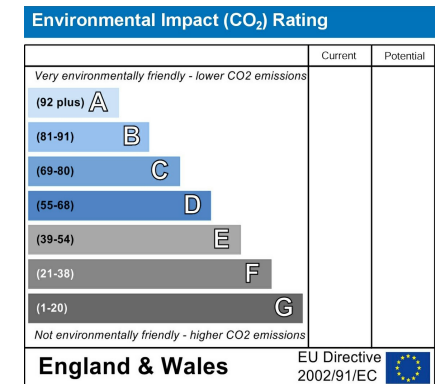
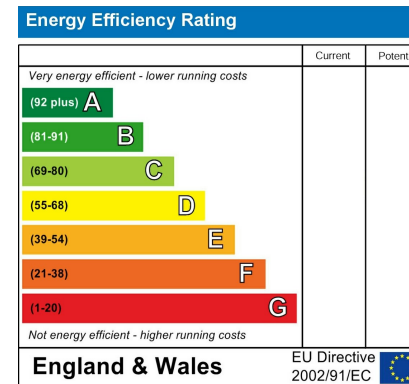
Outside

Dirveway

Southerly Facing Garden

Tenure

We are advised by the vendor that the property is Freehold.
We would advise any perspective buyer to confirm this with their legal representative.





KEY:

1. Timber cladding - black
2. Timber cladding with fin detail to provide feature panels and screening to windows- black
3. Red masonry
4. Timber doors to external store- black
5. Aluminium double-glazed windows and doors - black frames
6. Close boarded treated timber fence
7. Concrete tile roof in grey
8. PVC aluminium flashings and trims - black
9. UPVC or aluminium verge, soffit and fascia cladding with matching rainwater goods- black
10. Close boarded treated timber gate
11. Composite front door - black
12. Solar PV panels



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

