
jordanfishwick
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7 Waldon Road, Macclesfield, SK11 7UQ

** NO ONWARD CHAIN ** A beautifully appointed semi-detached home which has recently undergone a comprehensive refurbishment and located within walking distance of Ivy Bank school, local shops at Thornton Square and local public transport. The present owners have given careful consideration to its detail and finish to provide a perfect balance for the new owners. In brief the property comprises; covered porch with composite front door opening to the entrance hallway, downstairs WC, living room and a comprehensively fitted dining kitchen complimented by a range of integrated appliances and French doors opening to the rear garden. To the first floor are three elegantly presented bedrooms and re-fitted family bathroom. Externally to the front is a driveway providing off road parking for two vehicles. To the rear there is a mature, fenced and enclosed Westerly facing garden with a variety of established shrubs to the boarders. The garden is mainly laid to lawn and features a stone patio, perfect for relaxing and entertaining family and friends. A raised patio area at the back offers additional seating space and room for a shed. An early viewing is essential.

£319,000

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
From Macclesfield Park Green, travel up Park Street continuing at the roundabout onto Park Lane. After passing the Macclesfield High on the left hand side, turn left at the traffic lights onto Congleton Road. Turn right onto Thornton Avenue and the first right onto Waldon Road where the property will be found on the left hand side.

Entrance Hall
Accessed via a composite front door. Stairs leading to the first floor landing. Recessed ceiling spotlights. Attractive LVT flooring stretching through to the living room and dining kitchen.

Downstairs WC
Push button low level WC and vanity wash hand basin. Plumbing for a washing machine. Recessed ceiling spotlights. Tiled floor. Double glazed window to the side aspect.

Living Room
11'7 x 10'0
Elegantly presented reception room with double glazed window to the front aspect. Attractive LVT flooring. Contemporary radiator.

Stylish Dining Kitchen
16'0 x 12'0
Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Integrated fridge/freezer and dishwasher with matching cupboard fronts. Four ring AEG hob with extractor hood over and oven below. Vaillant boiler. Breakfast bar with stool recess. Attractive LVT flooring. Ample space for a dining table and chairs. Recessed ceiling spotlights. Contemporary radiator. Double glazed window and French doors opening to the rear garden.

Stairs To The First Floor
Double glazed window to the side aspect. Access to the loft space. Recessed ceiling spotlights.

Bedroom One
12'0 x 10'0
Double bedroom with double glazed window to the rear aspect. Recessed ceiling spotlights. Contemporary radiator.

Bedroom Two
10'0 x 9'0
Double bedroom with double glazed window to the front aspect. Recessed ceiling spotlights. Contemporary radiator.

Bedroom Three
7'0 x 5'8
Single bedroom with double glazed window to the front aspect. Built in storage cupboard. Contemporary radiator.

Bathroom
Contemporary fitted suite comprising; a tiled panelled bath with shower unit over and screen to the side, push button low level W.C and wash hand basin with vanity cupboard below. Tiled floor and walls. Chrome ladder style radiator. Recessed ceiling spotlight. Double glazed window to the rear aspect.

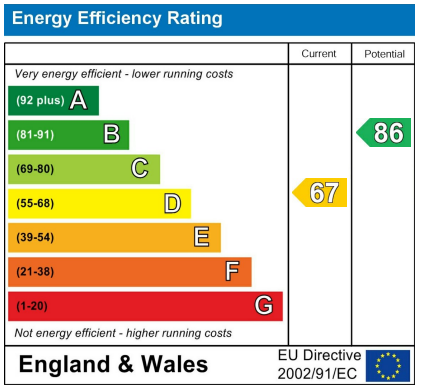
Outside

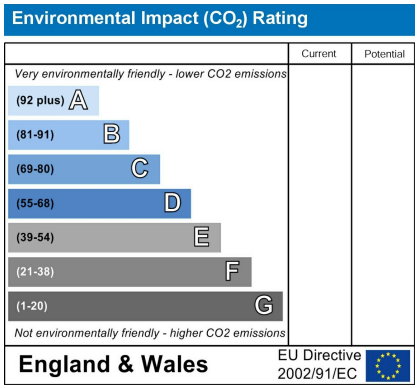
Driveway
A driveway to the front provides off road parking for two vehicles. Gated access to the side of the property.

Westerly Facing Garden
To the rear there is a mature, fenced and enclosed Westerly facing garden with a variety of established shrubs to the boarders. The garden is mainly laid to lawn and features a stone patio, perfect for relaxing and entertaining family and friends. A raised patio area at the back offers additional seating space and room for a shed. There is also gated side access leading to the front of the property.

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





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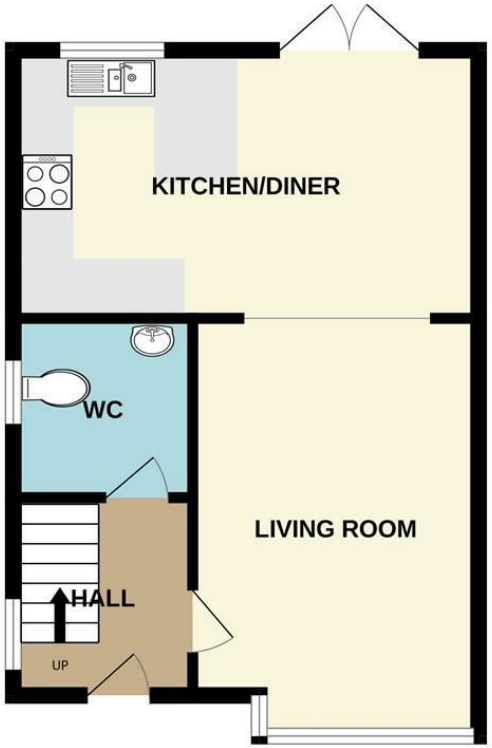
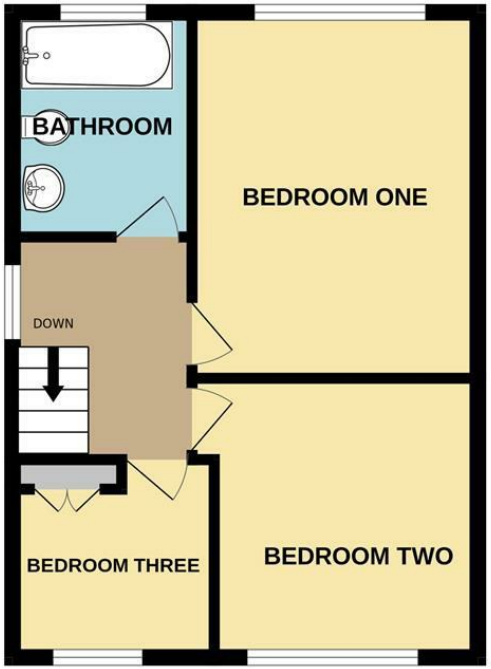
GROUND FLOOR



1ST FLOOR



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