



14 Amberley Road, Macclesfield, SK11 8LY

A deceptive four bedroom detached family home located within a well regarded residential area, close to nearby schools, shops and public transport links. Set within an enviable position with a private Southerly facing rear garden and fitted with a "Vaillant" combination boiler and double-glazed windows, providing a warm and comfortable house in which to live. The living accommodation is of good proportion and in brief comprises; porch, entrance hallway, downstairs WC, spacious living room, dining room, kitchen and sitting room with sliding patio doors to the garden. To the first floor there are four well proportioned bedrooms and family bathroom. Externally, the property is set behind a lawned front garden with a driveway leading to the attached garage. The well established Southerly facing garden has a generous patio ideal for "Al Fresco" dining and entertaining. Well maintained flower beds offer an array of attractive plants, flowers and shrubs bordering a well maintained lawn. Mature trees to the rear provide a high degree of privacy.

£425,000

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, proceed straight over at the traffic lights onto Ivy Lane. At the bottom of the hill take the next right onto Hazelmere Avenue and right onto Amberley Road where the property will be found on the right.

Porch

Tiled floor.

Entrance Hallway

Stairs to the first floor. Wood laminate floor. Radiator.

Downstairs WC

Low level WC and wash hand basin. Part tiled walls. Double glazed window to the side aspect. Radiator.

Living Room

15'10 x 11'10

Good size living room with feature coal effect living flame gas fire and surround. Ceiling coving. Double glazed window to the front aspect. Radiator.

Sitting Room

22'0 x 12'0 max

Spacious reception room with double glazed sliding patio doors to the garden. Ceiling coving. Radiator.

Dining Room

13'4 x 11'0

Ample space for a dining table and chairs. Radiator.

Kitchen

14'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over and built in double oven below. Space for a fridge/freezer, washing machine and dishwasher. Double glazed window to the rear aspect.

Rear Porch

Stairs To First Floor

Turning staircase to the first floor landing. Double glazed window to the side aspect. Access to loft.

Bedroom One

14'1 x 10'0

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

Bedroom Two

12'0 x 10'7

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

Bedroom Three

I-shaped 13'7 x 9'2 max

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

Bedroom Four

11'0 x 8'2

Good size fourth bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a panelled bath, separate shower cubicle, low level WC and vanity wash hand basin. Part tiled walls. Double glazed window to the rear aspect.

Outside

Driveway

The property is set behind a lawned front garden with a driveway leading to the attached garage. A gate gives access to the garden.

Garage

Up and over door. Power and lighting. Vaillant boiler. Double glazed window and door to the side aspect.

Southerly Facing Garden

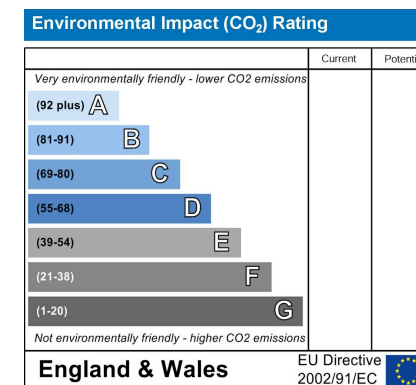
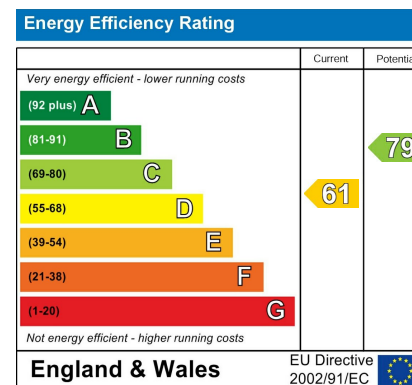
The well established Southerly facing garden has a generous patio ideal for "Al Fresco" dining and entertaining. Well maintained flower beds offer an array of attractive plants, flowers and shrubs bordering a well maintained lawn. Mature trees to the rear provide a high degree of privacy. A path to the side of the property allows access to a built in storage cupboard. Courtesy gate to the front.

Tenure

The vendor has advised us that the property is Freehold.

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

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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