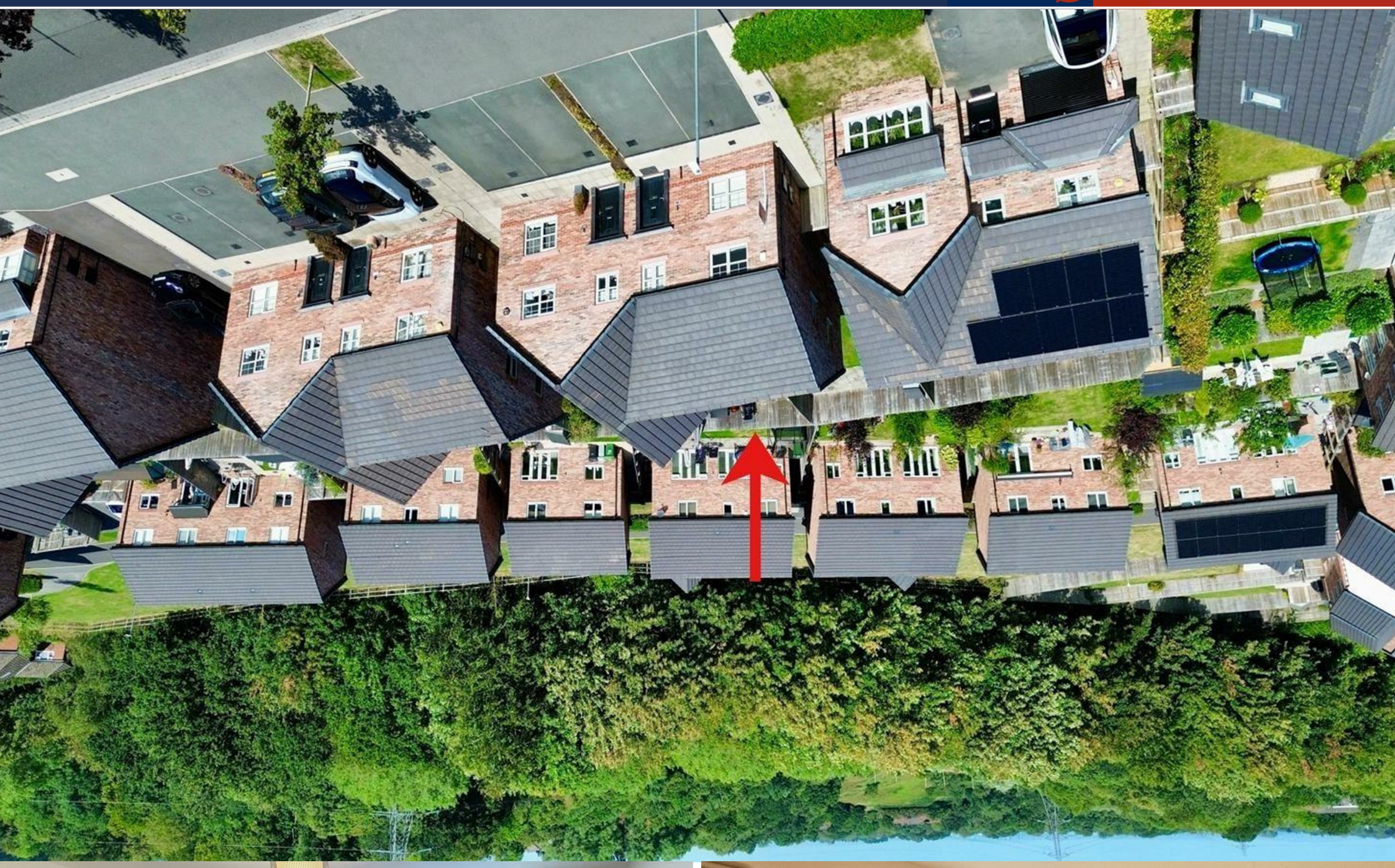
Jordan Fishwick

94 WIGHTMAN AVENUE MACCLESFIELD SK10 3GU

£350,000











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** SPACIOUS ELEGANT & STYLISH ** NO ONWARD CHAIN ** This stunning three bedroom semi-detached family home is set within a quiet and prestigious Bellway Homes development. The location is highly sought after, largely due to its close proximity to outstanding schools including Bollinbrook Primary and Fallibroome High School. Macclesfield town centre is also within walking distance offering a wide range of amenities along with excellent transport links. In brief, the accommodation comprise; entrance vestibule, downstairs W.C, elegant living room and dining kitchen with French doors opening to the garden. To the first floor are three bedrooms with en-suite shower room to the master bedroom and a stylish family bathroom. Gas fired central heating coupled with double glazed windows provide a warm and comfortable home in which to live. Externally the driveway to the front provides off road parking with a secure path leading to the delightful and well proportioned rear garden mainly laid to lawn with timber panel fencing to the boundaries. The two paved patio areas provide the ideal place for al-fresco dining and to enjoy such a pleasant setting. Early viewing is highly recommended to appreciate all that this beautiful family 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 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 our office turn left opposite the railway station and left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the first roundabout. At the Sainsburys roundabout take the 3rd exit onto Westminster Road, take the 3rd turning on the right onto Wightman Avenue and the property will be found on the left hand side.

Entrance Vestibule
Composite front door. Tiled floor. Radiator.

Downstairs WC
Push button low level WC with concealed cistern and pedestal wash hand basin. Tiled floor. Radiator.

Living Room
13'7 x 11'2
Elegant and well presented reception room with double glazed window to the front aspect. Radiator. Stairs to the first floor.

Dining Kitchen
15'7 x 11'2 max
Fabulous breakfast kitchen, fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with stainless steel extractor hood over and oven. Space for a fridge/freezer and dishwasher. Boiler within cupboard. Tiled floor. The dining area has ample space for a dining table and chairs. Double glazed window and French doors to the rear aspect. Radiator.

Stairs To The First Floor
Access to loft space. Built in over stairs storage cupboard.

Bedroom One
11'0 x 10'4
Double bedroom with double glazed window to the rear aspect. Radiator. Door to en-suite.

En-Suite Shower Room
Fitted with a walk in double shower unit, push button low level W.C with concealed cistern and a pedestal wash basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the side aspect.

Bedroom Two
10'2 x 8'7
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
6'10 x 6'10
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom
Fitted with a modern white suite comprising panelled bath with shower fittings over and shower screen to side, push button low level W.C with concealed cistern and pedestal wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the side aspect.

Outside

Driveway
To the front is a driveway providing off road parking for two vehicles. Gated access to the side path leads around to the rear garden.

Garden
Generous rear garden, mainly laid to lawn with timber panel fencing to the boundaries. The two paved patio areas provide the ideal place for al-fresco dining and to enjoy such a pleasant setting.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is C.
We would advise any prospective buyer to confirm these details with their legal representative.

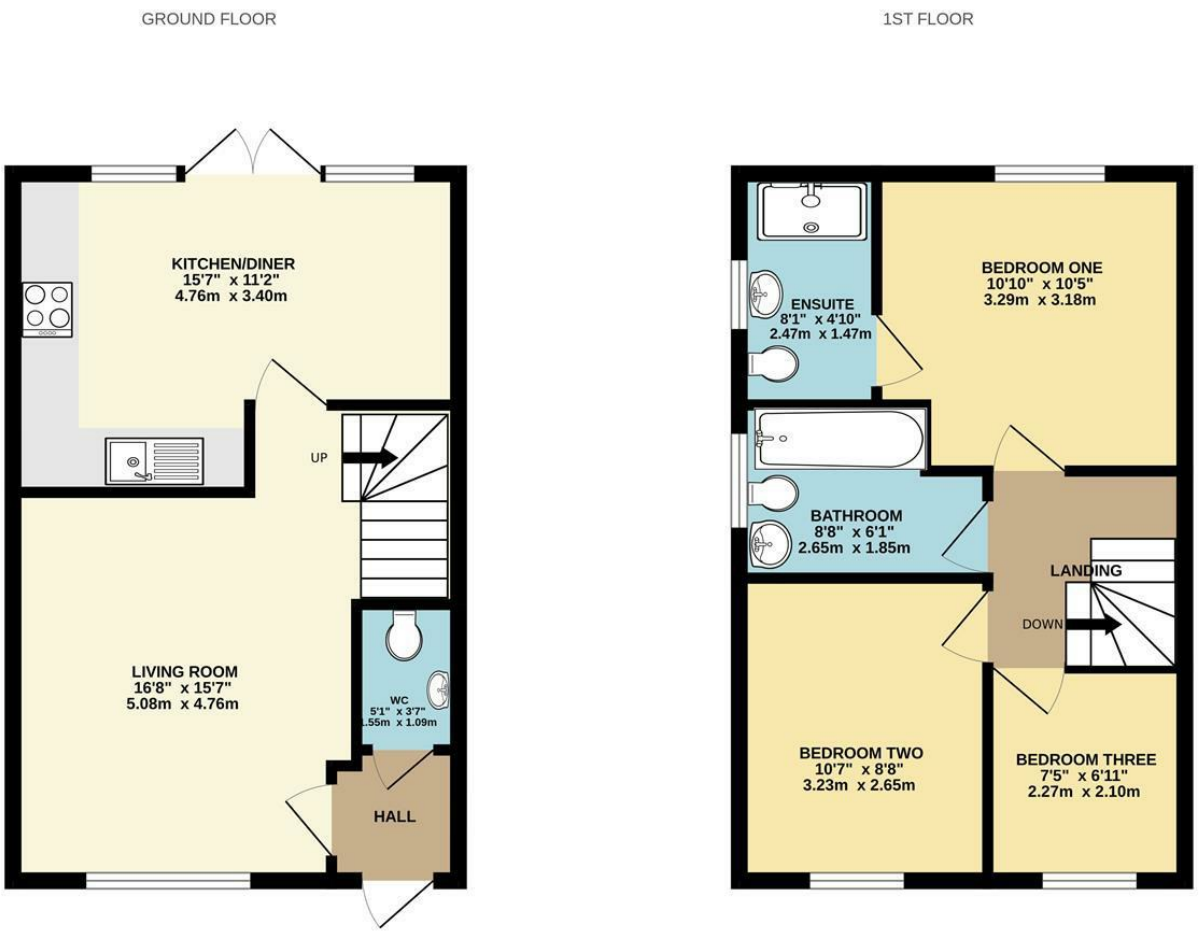
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third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











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