jordan fishwick
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1 Sunnyside Close, Macclesfield, Cheshire, SK11 7ZF

Set within a quiet cul de sac and enjoying a favourable position within this select development. This beautifully appointed three/four bedroom family home offers generous proportions throughout and is located in a sought after residential location within walking distance of local schools, shops and public transport. Appealing to a variety of buyers including young families, upsizing/downsizing, as well as those looking for an investment. In brief the property comprises; entrance hallway, downstairs W.C, living room and dining kitchen with French doors opening to the garden. To the first floor there is a sitting room/bedroom four, double bedroom and family bathroom. The second floor offers a further two double bedrooms and a Jack and Jill shower room to bedroom one. A driveway to the rear provides off road parking and leads to the detached garage. The private garden is laid mainly to lawn, fenced and enclosed with a courtesy gate to the rear.

£350,000

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, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue. Take the first right onto Sunnyside Close and the property will be found on the left hand side.

Entrance Hallway
Accessed via a composite front door. Stairs to the first floor. Radiator.

Downstairs WC
Fitted with a push button low level WC and pedestal wash hand basin. Radiator.

Living Room
12'5 x 9'2
Double glazed window to the front and side aspect. Radiator.

Dining Kitchen
12'5 x 11'7
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Boiler within cupboard. Integrated dishwasher with matching cupboard front. Space for a washing machine. Space for a dining table and chairs. Radiator. Double glazed window to the front and French doors to the garden.

Stairs To The First Floor
Stairs to the second floor. Radiator.

Sitting Room/Bedroom Four
12'8 x 11'8
Versatile room with double glazed window to the front and side aspect. Radiator.

Bedroom Two
12'5 x 9'5
Double bedroom with double glazed window to the front and side aspect. Radiator.

Family Bathroom
Contemporary fitted bathroom suite incorporating a panelled bath with shower fittings over and screen to the side, push button low level W.C and pedestal wash basin. Double glazed window to the front aspect. Radiator.

Stairs To The Second Floor
Built in airing cupboard. Access to the loft space. Radiator.

Bedroom One
12'8 x 11'8
Double bedroom with double glazed window to the front aspect. Built in cupboard. Two radiators.

Jack & Jill Shower Room
Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Electric shaver point. Double glazed window to the front aspect. Radiator.

Bedroom Three
12'6 x 9'2
Double bedroom with double glazed window to the front and side aspect. Radiator.

Outside

Driveway
A driveway to the rear provides off road parking and detached garage. A courtesy gate to the garden.

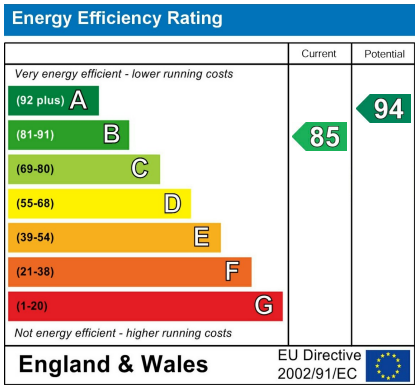
Garage
Up and over door.

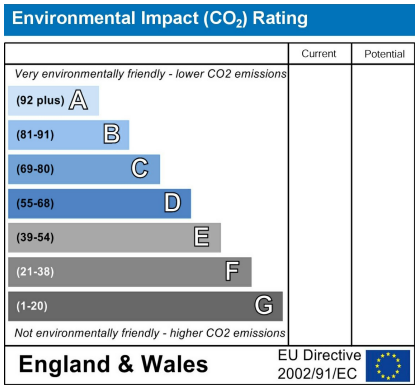
Garden
The private garden is laid mainly to lawn, fenced and enclosed with a courtesy gate to the rear.

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.

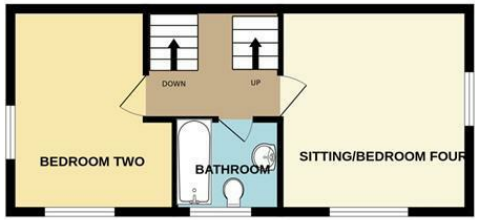
By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we
take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply
for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



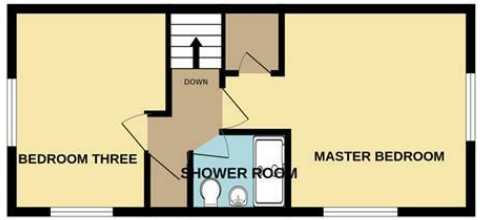


GROUND FLOOR

1ST FLOOR



2ND FLOOR



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