
jordan fishwick

65 Broken Cross, Macclesfield, Cheshire, SK11 8TU

** NO ONWARD CHAIN ** Located in a highly desirable residential area known for its wealth of established homes. In addition to its many appealing features, it benefits from close proximity to the excellent range of local shops at Broken Cross, well regarded schools, a leisure centre and regular bus services, all within easy walking distance, providing straightforward access to the town centre and surrounding areas. Retaining much of the charm typical of its era, the property is set back from the road behind a driveway and provides spacious and well proportioned accommodation. In brief the property comprises; conservatory/porch, entrance hallway, open plan living/dining room and kitchen. To the first floor are three bedrooms and a modern shower room. Externally, the front of the property offers off road parking via a driveway along with a lawned garden to the side. The rear garden is mature and generously sized, featuring a paved patio area with steps leading to a further patio and lawn, enhanced by a variety of plants and shrubs and enclosed by fencing and hedging.

£339,500

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 Chester Road (A537) continue over the roundabout at the junction with The Regency Hospital, continue over the roundabout at Ivy Lane and the entrance to "The Villas" development. The property will be found on the right hand side.

Conservatory/Porch
Double glazed windows and French doors to the front aspect.

Entrance Hallway
Stairs to the first floor. Built in cloaks cupboard. Two additional storage cupboards (one with plumbing for a washing machine). Radiator.

Open Plan Living/Dining Room
23'2 x 12'0 into bay window

Living Area
12'0 x 12'0
Decorated in neutral colours and featuring a coal effect living flame gas fire and marble style surround. Double glazed bay window to the front aspect. Radiator.

Dining Area
12'0 x 11'2
Space for a dining table and chairs. Double glazed window to the rear aspect. Radiator.

Kitchen
10'0 x 7'4
Fitted with a range of base units with work surfaces over, tiled returns with matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for a cooker and undercounter fridge. Double glazed window to the rear and side aspect. Door to the garden. Radiator.

Stairs To The First Floor
Built in cupboard housing the hot water tank. Access to the loft space. Double glazed window to the side aspect.

Bedroom One
12'0 x 10'4
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Two
12'0 x 10'1
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
10'0 x 7'3
Good size third bedroom with double glazed window to the rear aspect. Radiator.

Shower Room
Modern suite comprising; walk in shower, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Double glazed window to the front aspect.

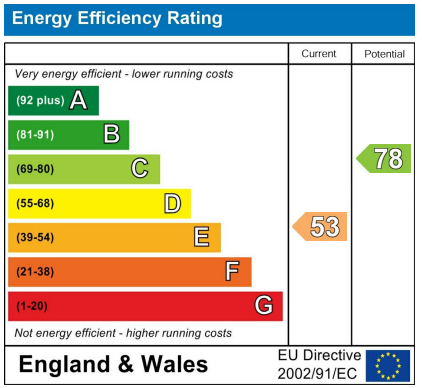
Outside

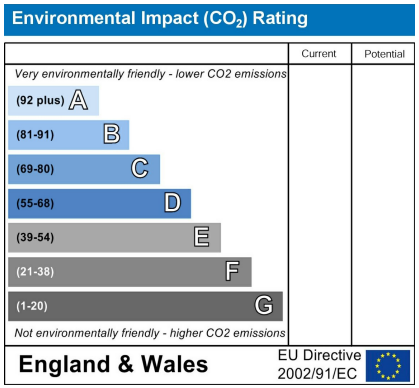
Driveway
Set back behind a driveway providing off road parking along with a lawned garden to the side. Courtesy gate to the side.

Garden
The rear garden is mature and generously sized, featuring a paved patio area with steps leading to a further patio and lawn, enhanced by a variety of plants and shrubs. Enclosed by fencing and hedging. Courtesy gate to the front.

Tenure
The vendor has advised that the property is Leasehold and that the term is 999 years from 25 March 1924. The vendor has also advised that the council tax band is C. We would advise any perspective 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.





Email: macclesfield@jordanfishwick.co.uk





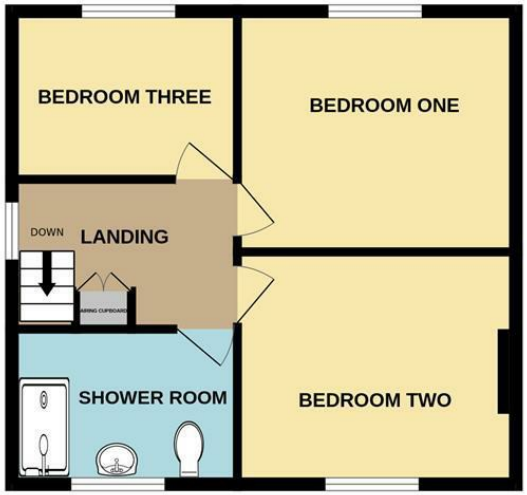




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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