



**jordan fishwick**

24 KENILWORTH ROAD MACCLESFIELD SK11 8PE

**£280,000**

## 24 KENILWORTH ROAD MACCLESFIELD SK11 8PE

A three bedroome link-detached family home set back from the road. Situated in a popular and sought after residential area close to local shops at Thornton Square, excellent schools and the bus route. The living accommodation has gas central heating via a Worcester boiler and double glazing. This particular home is located on a favourable residential estate and with some cosmetic improvements will provide an excellent home for a growing family. In brief the accommodation comprises; entrance hallway, spacious living/dining room and kitchen. To the first floor are three bedrooms and a bathroom. To the front of the property is a blocked paved driveway providing ample off road parking and leads to the integral garage/utility. The mature Westerly facing garden is mainly laid to lawn with a patio and various shrubs to the borders. Timber panel fencing to the perimeter.

### 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 in a Southerly direction along Park Lane continue through the traffic lights at the junction with Congleton Road onto Ivy Lane and at the sharp right hand corner continue straight on onto Kendal Road. Take the first left onto Kenilworth Road. Proceed for a little distance passing Kenilworth Close on the right and the property can be found just after on the right hand side.

### Entrance Hallway

Accessed via a composite front door. Stairs leading to the first floor landing. Built in storage cupboard. Radiator.

### Through Living/Dining Room

19'8 x 10'7

Spacious dual aspect living/dining room with double glazed window to the front aspect and French doors to the garden. Ceiling coving. Radiator.

### Kitchen

9'0 x 8'8

Fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. AEG hob with extractor hood over and oven below. Integrated slimline dishwasher. Built in storage cupboard. Double glazed window to the rear aspect. Door to the side allowing access to the garage/utility.

### Stairs To The First Floor

Double glazed window to the side aspect. Built in storage cupboard.

### Bedroom One

10'8 x 10'6  
Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

10'8 x 10'0  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

8'7 x 6'8  
Single bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Part tiled walls. Double glazed frosted window to the front aspect. Recessed ceiling spotlights. Ladder style radiator.

### Outside

#### Driveway

To the front of the property is a block paved driveway providing off road parking and leads to the integral garage.

#### Integral garage/utility

16'10 x 8'6  
Electric light and power. Worcester boiler. Courtesy door to the garden.

#### Westerly Facing Garden

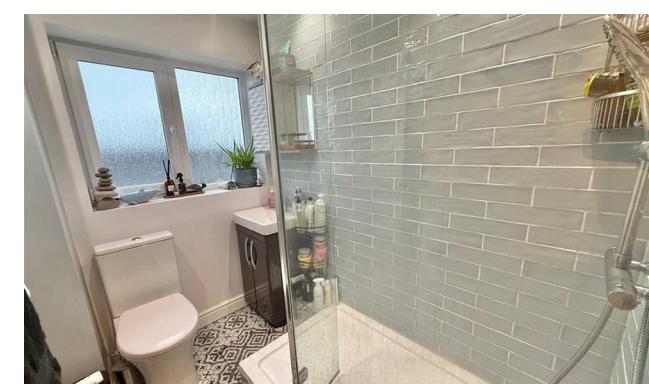
The mature Westerly facing garden is mainly laid to lawn with a patio and various shrubs to the borders. Timber panel fencing to the perimeter.

### Tenure

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

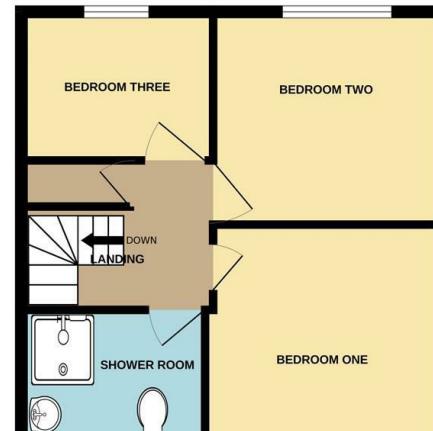


Measurements are approximate. Not to scale. Illustrative purposes only.  
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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