jordan fishwick

17 Alison Drive, Macclesfield, Cheshire, SK10 1PZ

** NO ONWARD CHAIN ** Occupying a superb corner position is this well proportioned, three/four double bedroom, two bathroom dormer bungalow located in lovely position within a quiet and well regarded area just on the edge of Macclesfield. Close to Macclesfield canal and open countryside, within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. The area is characterised by mainly detached properties constructed in the 1960's. The property is fitted with both gas fired central heating via a Worcester boiler and double glazed windows and with some cosmetic improvements will provide an excellent home for the new owners. In brief, the accommodation comprises: porch, hallway, living room, dining room/bedroom four, breakfast kitchen with access to a store cupboard and rear porch, bedroom one, bathroom and separate WC. To the first floor there are two double bedrooms and a shower room. A driveway to the front of the property provides off road parking and leads to the attached garage. The well established gardens offer an array of attractive plants, flowers and shrubs bordering well maintained lawns. Mature trees and hedging provide a high degree of privacy. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous property.

£400,000

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 Hibel Road, at the Tescos roundabout take the second exit onto Hurdsfield Road. Continue past Holy Trinity Church and take the next turning on the right onto Higher Fence Road. Take the first turning on the right onto Alison Drive where the property can be found after a short distance on the left hand side.

Porch

Entrance Hallway
Stairs to the first floor. Built in cloaks cupboard. Radiator.

Living Room
16'0 x 14'0
Well proportioned living room with two double glazed windows to the front aspect and double glazed window to the side aspect. Ceiling coving. Radiator.

Dining Room/Bedroom Four
14'0 x 11'0
Versatile room with double glazed window to the front aspect. Radiator.

Kitchen
11'7 x 11'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset stainless steel sink unit with mixer tap and two drainers. Space for a cooker, washing machine and fridge/freezer. Radiator. Double glazed window to the rear aspect and door to the rear porch.

Rear Porch
Large cupboard housing a Worcester boiler. Door to the garden.

Bedroom One
14'0 x 10'0
Double bedroom fitted with floor to ceiling wardrobes. Double glazed window to the side aspect. Radiator.

Bathroom
Fitted with a panelled bath and pedestal wash hand basin. Part tiled walls. Bult in airing cupboard housing the hot water tank. Double glazed window to the side aspect.

Separate WC
Low level WC. Part tiled walls. Double glazed window to the rear aspect.

Stairs To The First Floor

Bedroom Two
14'3 x 10'4
Double bedroom with double glazed window to the side aspect. Storage to the eaves. Radiator. Restricted head height.

Bedroom Three
14'3 x 10'4
Double bedroom with double glazed window to the side aspect. Storage to the eaves. Radiator. Restricted head height.

Shower Room
Fitted with a shower cubicle, low level WC and vanity wash hand basin. Window to the side aspect. Radiator.

Outside

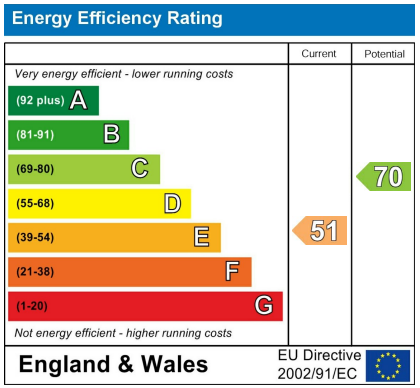
Driveway
The front garden is set back behind hedging with a lawned front garden and a driveway leading to the garage.

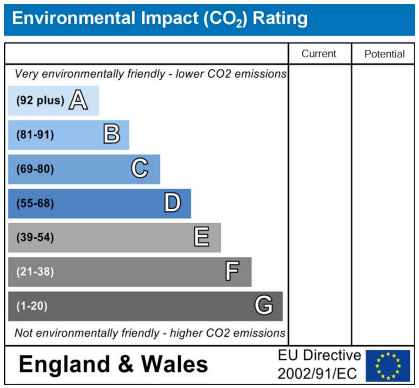
Garage
16'0 x 8'10
Electric up and over door. Power and lighting. Window to the side and door to the rear.

Gardens
The well established gardens offer an array of attractive plants, flowers and shrubs bordering well maintained lawns. Mature trees to the rear provide a high degree of privacy.

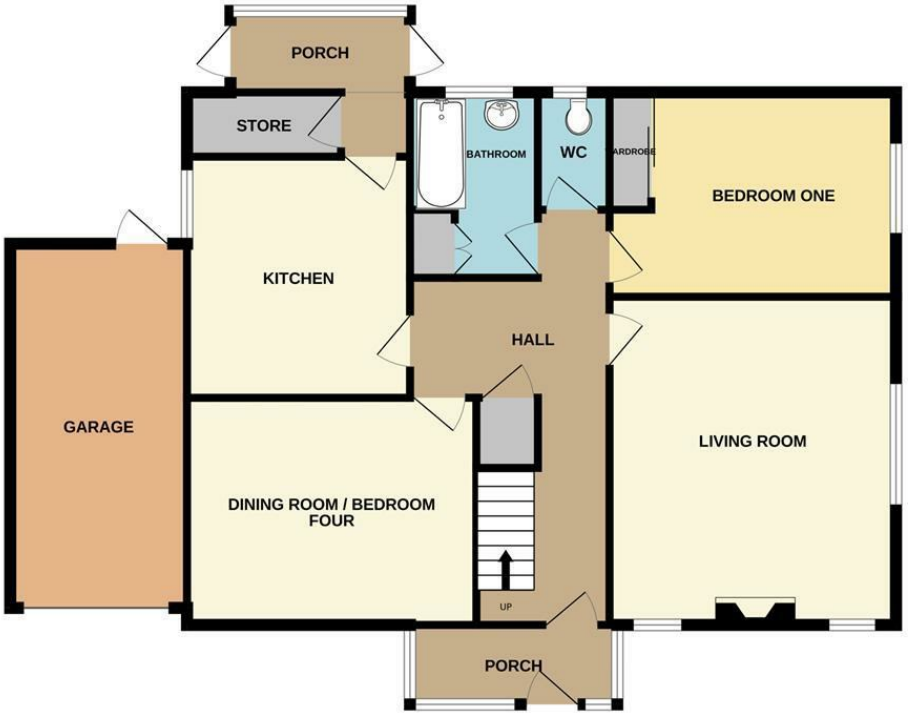
Tenure
The vendor has advised us that the property is Freehold and that the council tax band is D.
We would advise any prospective buyer to confirm these details with their legal representative.

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.

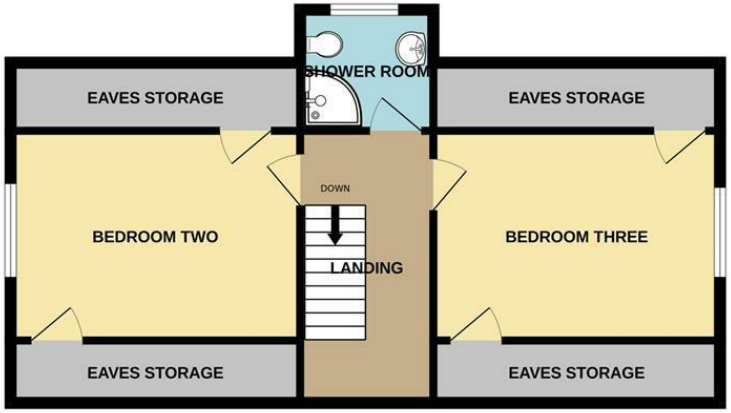




GROUND FLOOR



1ST FLOOR



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Kings and Queens