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11 Belmont Avenue, Macclesfield, Cheshire, SK10 3JN

Situated on a quiet cul-de-sac in the desirable semi rural setting of Whirley. This recently renovated semi detached property enjoys lovely open views over fields to the rear, while offering easy access to the surrounding countryside, Broken Cross and Whirley Primary School, which is just a short walk away. Offering excellent family accommodation, the property in brief comprises; an entrance hallway, downstairs WC, useful utility room, stylish breakfast kitchen and a spacious dual aspect living room, complete with French doors opening directly onto the rear garden. To the first floor are three well proportioned double bedrooms and a modern family bathroom. Externally, the property benefits from a driveway to the front providing off road parking. To the rear is an attractive and enclosed Southerly facing garden, ideal for enjoying the outdoors with family and friends. A generous Indian stone patio provides an excellent seating and entertaining area, while a pathway leads to a well-maintained lawn, complemented by established shrubs and planted borders. With its peaceful semi rural position, attractive outlook and recently renovated interior, this property makes an ideal family home.

£340,000

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 in a Westerly direction along Chester Road, continue to the lights at Broken Cross and carry straight over onto Chelford Road. Take the first right onto Whirley Road and follow the road for some time passing the school on the left hand side. Belmont Avenue is the next turning on the left hand side and the property will be found on the left hand side.

Entrance Hallway
Accessed via a composite front door. Turning stairway to the first floor landing. LVT flooring. Contemporary radiator.

Downstairs WC
Fitted with two in one combined push button low level WC and wash hand basin. Double glazed window to the to the front aspect.

Utility Room
5'7 x 4'5
Fitted with floor units with granite work surfaces over. Space for a washing machine. Double glazed window to the front aspect.

Dual Aspect Living/Dining Room
16'0 x 11'0
Elegantly presented dual aspect reception room with double glazed French doors opening to the delightful rear garden and double glazed window to the front aspect. Built in storage cupboards. LVT flooring. Contemporary radiator.

Stylish Kitchen
11'0 x 8'4
Fitted with a stylish range of shaker style base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter sink unit with mixer tap. Tiled splashbacks. Inset four ring induction hob with extractor hood over and oven below.

Integrated slimline dishwasher with matching cupboard front. Space for a fridge freezer. Additional floor unit with granite work surface and breakfast bar with stool recess. LVT flooring. Double glazed window to the rear and side aspect. Door to the garden. Contemporary radiator.

Stairs To The First Floor
Access to the loft space.

Bedroom One
12'4 x 8'4
Double bedroom with double glazed window to the front aspect. Contemporary radiator.

Bedroom Two
11'4 x 8'4
Double bedroom with double glazed window to the rear aspect with views over fields. Contemporary radiator.

Bedroom Three
9'8 x 8'3
Double bedroom with double glazed window to the rear aspect with views over fields. Contemporary radiator.

Family Bathroom
Fitted with a modern white suite comprising; panelled bath, separate walk in shower, push button low level WC with concealed cistern and vanity wash basin. Tiled floor and part tiled walls. Ladder style radiator. Double glazed window to the front aspect.

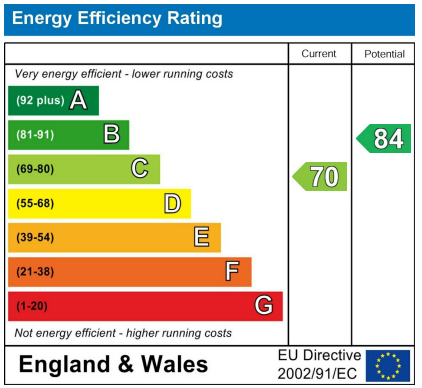
Outside

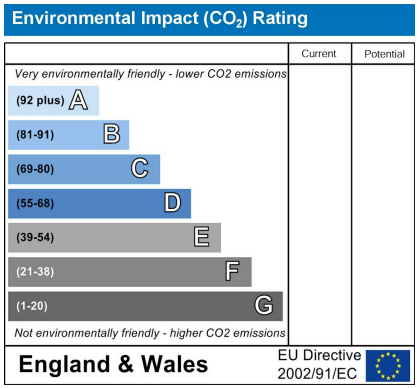
Driveway
A driveway to the front provides off road parking. A side gate allows access to the garden.

Southerly Facing Garden
To the rear is an attractive and enclosed Southerly facing garden, ideal for enjoying the outdoors with family and friends. A generous Indian stone patio provides an excellent seating and entertaining area, while a pathway leads to a well-maintained lawn, complemented by established shrubs and planted borders.

Tenure
The vendor has advised us that the property is Freehold and that the council tax is band C.
We would recommend 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.









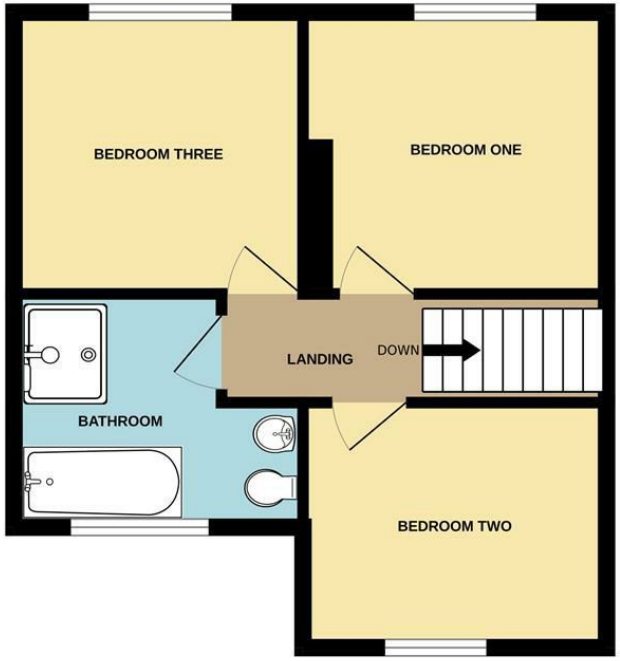




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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