



jordanfishwick

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75 LONDON ROAD LYME GREEN MACCLESFIELD SK11 0JX

£270,000

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**** NO ONWARD CHAIN **** A charming three bedroom semi detached home with a traditional bay fronted design, located on the outskirts of Macclesfield in the highly sought after residential area of Lyme Green, bordering beautiful open countryside. The property is conveniently positioned close to local amenities, reputable schools and excellent transport links. In brief the property comprises; entrance hallway, bay fronted living room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom fitted with a white suite. Externally, the property is set back behind a lawned front garden with a shared driveway to the side offering off road parking and leading to a garage. The rear garden is private and low maintenance, mainly artificial lawn and a decked patio area with fencing around the boundary.

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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 the A523, continue past Macclesfield Town Football Club on your right hand side and go over the canal bridge. After a short distance the property will be found on the left hand side opposite the new Bovis Homes site.

GROUND FLOOR

Entrance Hallway
Stairs to the first floor. Understairs storage cupboard. Laminate floor. Radiator.

Living Room / Dining Area
26'11" x 10'4"

Living Area
Double glazed bay window to the front aspect. Radiator.

Dining Area
Featuring a log burning stove. Double glazed French doors opening to the garden. Radiator.

Kitchen
5'3" extending to 7'9" x 14'10" max
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and under counter fridge and freezer. Space for a washing machine. Recessed ceiling spotlights. Double glazed window to the rear and side aspect. Double glazed door to the side aspect. Radiator.

FIRST FLOOR

Landing
Double glazed window to the side aspect.

Bedroom One
13'7" max x 10'10" max
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
13'10" max x 10'5"
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three
6'9" x 5'3"
Single bedroom with double glazed to the front aspect. Radiator.

Bathroom
Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Part tiled walls. Recessed ceiling spotlights. Radiator.

OUTSIDE

Shared Driveway
The property is set back behind a lawned front garden with a shared driveway to the side providing off road parking in front of the garage.

Detached Garage
17'6" x 9'9"
Double doors open to the garage.

Rear Garden
To the rear is a private garden laid mainly to artificial lawn with a decked patio area. Fencing to the perimeter.

TENURE
The vendor has advised that that the property is Freehold and 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.



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