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jordan fishwick
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126 Warwick Road, Macclesfield, Cheshire, SK11 8TA

A beautifully presented two bedroom terraced home situated on a sought after residential development, conveniently located within walking distance of local shops, reputable schools and excellent transport connections. Set back behind a front garden, the accommodation in brief comprises an entrance hallway, bright and airy dual aspect living room and a spacious L-shaped dining kitchen. To the first floor are two double bedrooms and a contemporary shower room. The property further benefits from double glazing and gas central heating, creating a warm and comfortable living environment throughout. Externally, the rear garden is generously proportioned and mainly laid to lawn complemented by a large patio area ideal for outdoor dining and relaxation. The garden is enclosed by timber panel fencing.

£225,000

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 roundabout at Broken Cross and take the first left onto Gawsworth Road. Take the third turning on the left onto Earlsway and the next right onto Chatsworth Avenue. Continue to the end and turn left at the T Junction and second right onto the cul-de-sac and the property is first on the left.

Entrance Hallway

Accessed via a composite front door. Stairs lead to the first floor landing. Tiled floor. Double glazed window to the front aspect.

Dual Aspect Living Room

16'4 x 10'6
Dual aspect living room featuring a log burning stove within chimney recess. Double glazed window to the front and rear aspect. Laminate floor. Ceiling coving. Contemporary radiator.

L-Shape Dining Kitchen

Dining Area

7'4 x 6'6
Space for a table and chairs. Understairs storage cupboard. Tiled floor. Double glazed French doors to the garden. Radiator.

Kitchen

16'1 x 9'5
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap. Four ring induction hob with extractor hood over. Built in double oven. Integrated dishwasher. Space for a washing machine and tumble dryer. Worcester boiler in cupboard. Tiled floor.

Radiator. Double glazed window to the front and rear aspect. Open to the dining area.

Stairs To The First Floor

Double glazed window to the rear aspect. Built in airing cupboard. Access to the loft space. Radiator.

Bedroom One

13'4 x 9'7

Double bedroom fitted with a range of wardrobes. Storage to the eaves. Double glazed window to the front and rear aspect. Radiator.

Bedroom Two

13'4 x 9'0

Double bedroom with double glazed window to the front and rear aspect. Radiator.

Stylish Shower Room

Fitted with a stylish white suite comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin. Ladder style radiator. Double glazed window to the rear aspect.

Outside

Front & Rear Garden

The property is set back behind a front garden, whilst the rear garden is generously proportioned and mainly laid to lawn complemented by a large patio area ideal for outdoor dining and relaxation. The garden is enclosed by timber panel fencing and mature hedging.

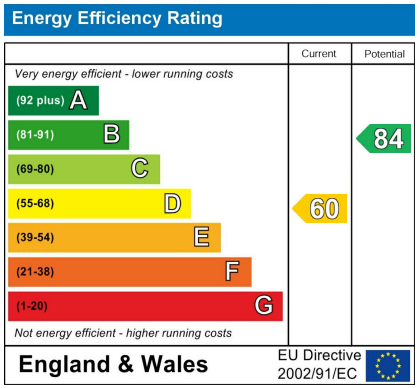
Tenure

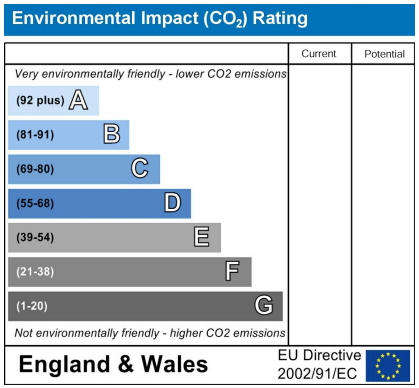
The vendor has advised that the property is Freehold and that the council tax band is B.

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.





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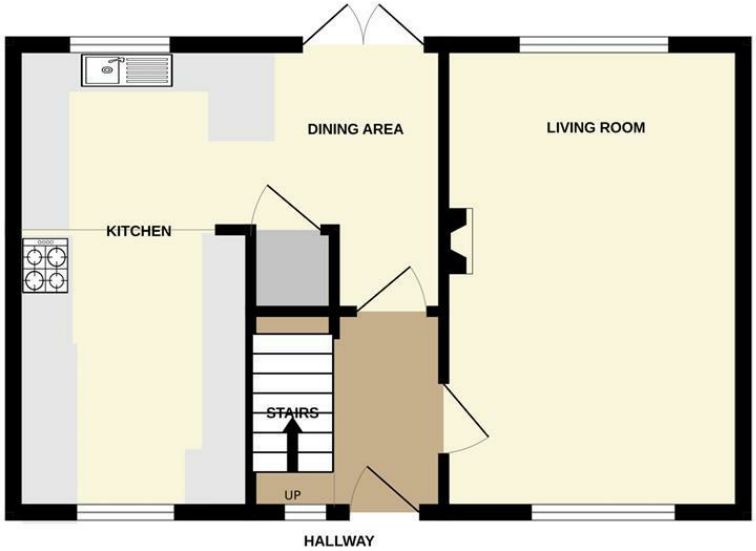
GROUND FLOOR



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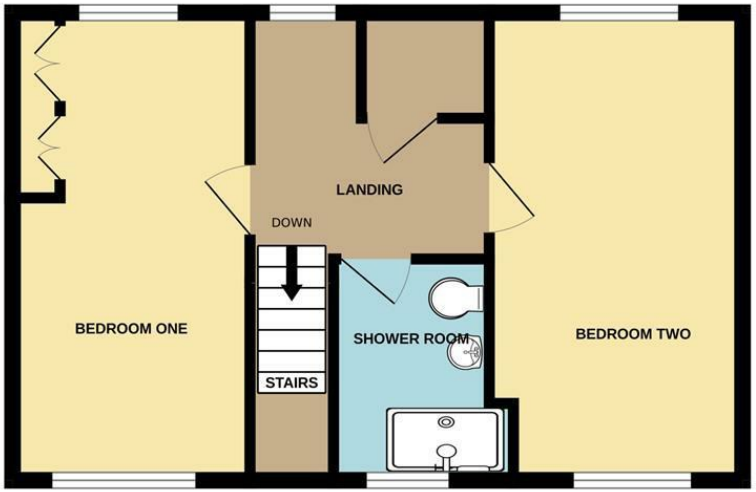

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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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