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53 Treacle Avenue, Macclesfield, Cheshire, SK11 7ZA

A well appointed three/four-bedroom semi-detached townhouse, ideally positioned within a quiet cul-de-sac in this select and sought after development. The property occupies an excellent plot at the head of the cul-de-sac and is conveniently located within walking distance of local schools, shops and public transport links. Offering spacious and versatile accommodation arranged over three floors, the property in brief comprises; an entrance hallway, downstairs WC, study and a stylish open plan family/dining kitchen. The kitchen provides an excellent social and family space with French doors opening directly onto the garden. To the first floor is an elegant living room, along with the master bedroom featuring an en-suite shower room. The second floor provides two further well-proportioned double bedrooms and a family bathroom. Externally, a driveway to the side provides valuable off-road parking, while the private low-maintenance rear garden is laid predominantly to lawn and enclosed by timber panel fencing. An attractive and versatile family home offering well proportioned accommodation in a desirable residential setting.

£350,000

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 Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue, with this particular property being found on the left hand side towards the head of the cul-de-sac.

Entrance Hallway
Accessed via a composite front door. Stairs to first floor. LVT flooring. Cloaks storage cupboard. Radiator.

Downstairs WC
Fitted with a push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. LVT flooring. Radiator.

Study
Currently used as a study, this versatile room could also be used as a playroom or games room offering flexible additional living space. Double glazed window to the front aspect. Radiator.

Family/Dining Kitchen
20'0 x 12'10 max

Family/Dining Area
12'10 x 10'0
Space for a sofa, dining table and chairs. Built in understairs storage cupboard. LVT flooring. Inset ceiling spotlights. Double glazed French door to the garden Radiator.

Kitchen
10'0 x 6'1
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Space for a fridge/freezer, washing machine and tumble dryer. Recessed ceiling spotlights. LVT flooring.

Stairs To The First Floor
Stairs to the second floor. Recessed ceiling spotlights. Radiator.

Living Room
Elegantly presented living room with double glazed window to the front aspect. LVT flooring. Radiator.

Master Bedroom
12'10 x 10'0
Master bedroom with ample space for a king size bed. Double glazed window to the rear aspect. LVT flooring. Radiator.

En-Suite Shower Room
Fitted with a white suite comprising; shower enclosure, push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Electric shaver point. Recessed ceiling spotlights. Radiator.

Stairs To The Second Floor
Access to the loft space. Radiator.

Bedroom Two
12'10 x 11'6
Double bedroom with built in storage cupboard. Double glazed window to the front aspect. Radiator.

Bedroom Three
12'10 x 11'0
Double bedroom with double glazed window to the rear aspect with far reaching views towards the hills. Built in storage cupboard. Radiator.

Family Bathroom
Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and pedestal wash hand basin with mixer tap. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

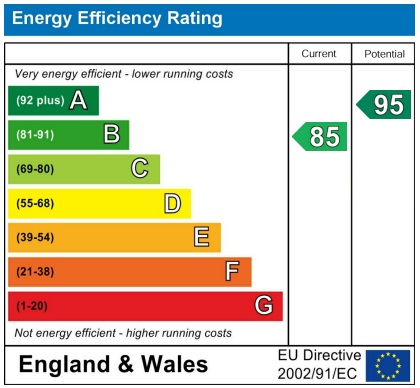
Outside

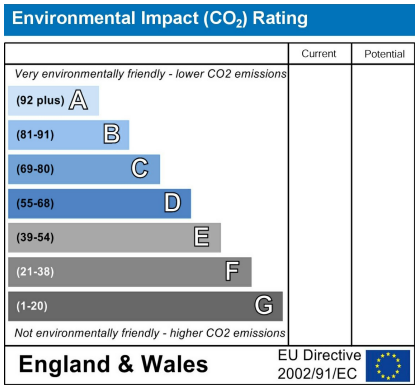
Driveway
A driveway to the side provides off road parking for two vehicles. A courtesy gate to the garden.

Private Garden
The private garden is of low maintenance, laid predominantly to lawn with a paved patio. Timber panel fencing to the boundaries. A courtesy gate to the side allows access to the front.

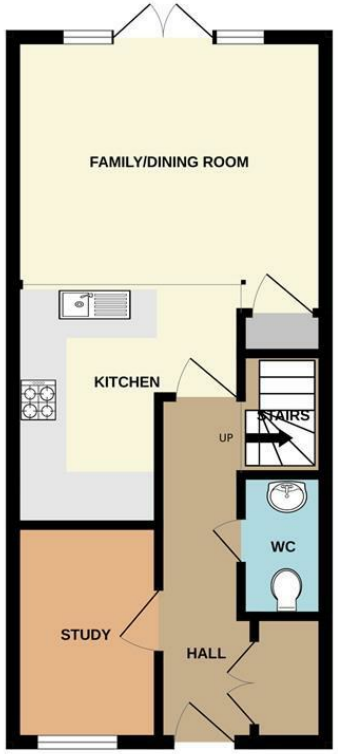
Tenure
The vendor has advised us that the property is Freehold and that the council tax is band C. We would recommend any prospective buyer to confirm these details with their legal representative.

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



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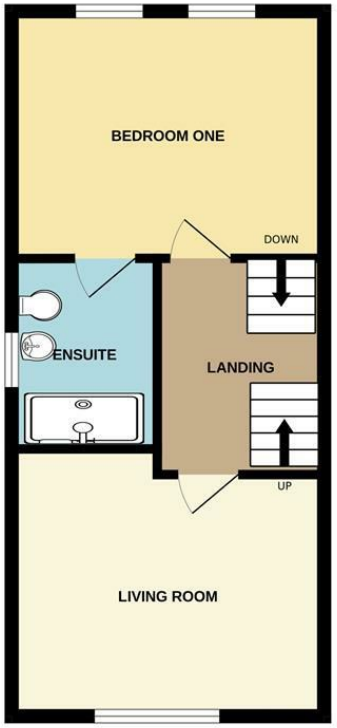

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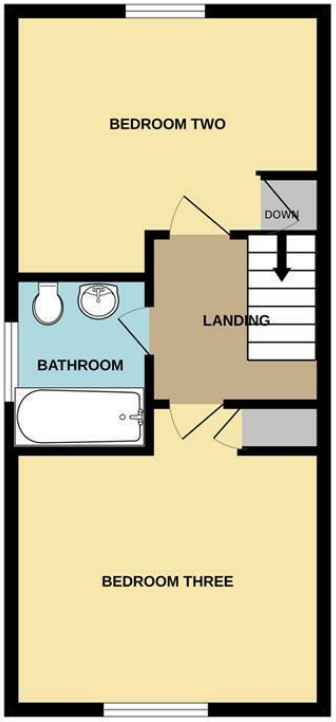

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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk