
jordan fishwick

40 Whirley Road, Macclesfield, SK10 3JR

This attractive three bedroom family home is set in the desirable semi-rural area of Whirley, offering easy access to beautiful countryside walks and just a short stroll from Whirley Primary School. The property is also conveniently located near the excellent range of local shops at Broken Cross, sought-after schools, leisure centre and regular bus services providing easy links to the town centre and surrounding areas. Set back from the main road, the home benefits from a driveway providing off road parking for two vehicles. The accommodation in brief comprises; an entrance vestibule, elegantly presented living room, a stylish fitted kitchen and a breakfast room with French doors opening onto the rear garden. There is also a useful utility area. To the first floor are three bedrooms and a family bathroom. The mature South/Westerly facing rear garden is generous in size and enjoys a high degree of privacy. It is mainly laid to lawn and complemented by a patio area perfect for entertaining or relaxing with attractive shrubs and hedging to the bordering the space.

£315,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Whirley Road is long established as a favourable and sought after location. A prime residential area given its abundance of established individual properties. All though is a semi rural area, there are local shops at Broken Cross, excellent schools and a leisure centre not too far away with a bus services that caters for the short journey into the centre of town and surround areas. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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
Proceed out of Macclesfield along Chester Road (passing the fire station on the left hand side) to the lights at Broken Cross, carry straight over onto Chelford Road and take the first right onto Whirley Road. Continue along Whirley Road and the property will be found on the left hand side.

Entrance Vestibule
Double doors and double glazed windows. Door to the property.

Living Room
16'3 x 14'5 max
Tastefully decorated featuring a gas log burning stove. Double glazed window to the front aspect. TV point. Small understairs storage cupboard. Radiator.

Stylish Kitchen
14'0 x 7'4
Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Inset Neff induction hob with extractor hood over. Built in double oven. Integrated fridge/freezer with matching cupboard. Laminate floor. Ceiling coving. Open to the breakfast area.

Dining Room
10'0 x 9'4
Double glazed French doors to the garden. Laminate floor. TV point. Two radiators.

Utility Room
10'0 x 3'0
Space for a washing machine. Plumbing for a downstairs WC. wash hand basin. Double glazed window to the rear aspect. Radiator.

Stairs To The First Floor
Access to the loft space. Ceiling coving.

Bedroom One
10'6 x 10'1 to wardrobe front
Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the rear aspect. Attractive wooden floor. Ceiling coving. Radiator.

Bedroom Two
14'0 x 7'5
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three/Study
7'2 x 6'3
Double glazed window to the front aspect. Over stairs storage. Laminate floor. Ceiling coving. Radiator.

Family Bathroom
Fitted with a panelled bath with telephone style shower of the taps, separate shower cubicle, low level WC and pedestal wash hand basin. Ceiling coving. Chrome ladder style radiator. Double glazed window to the rear aspect.

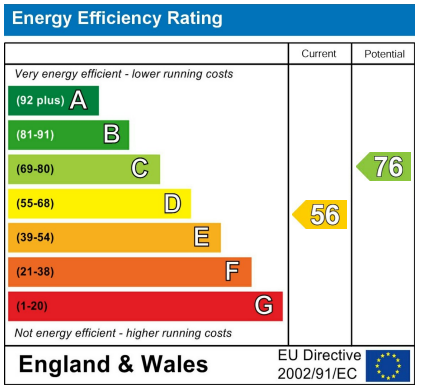
Outside

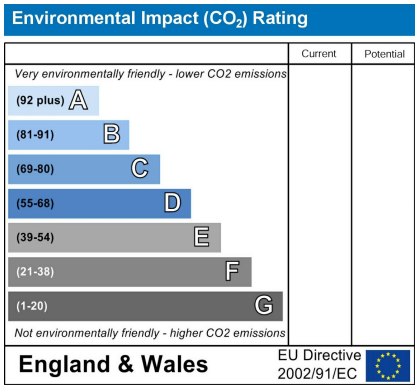
Driveway
To the front is a block paved driveway providing off road parking for two vehicles.

South/Westerly Facing Garden
The mature South/Westerly facing rear garden is of a generous size, enjoying a high degree of privacy. Laid mainly to lawn with a patio ideal for entertaining guests or to just simply relax and enjoy overlooking the lawn with various shrubs and hedging to the borders.

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





Email: macclesfield@jordanfishwick.co.uk

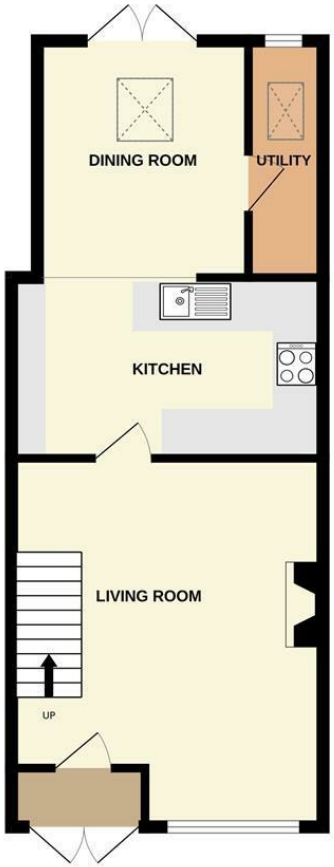




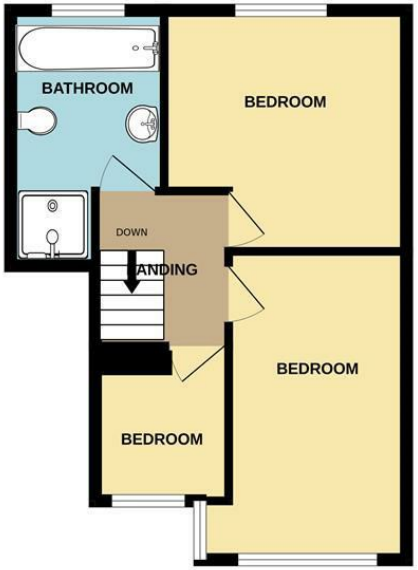




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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







