



166 Warwick Road, Macclesfield, SK11 8TB

A spacious three bedroom end terrace property situated in a sought after residential area, conveniently located close to local amenities, well-regarded schools and excellent transport links. A regular bus service is just a short walk away providing easy access to the town centre and surrounding areas. The accommodation in brief comprises an entrance hallway, a large storage cupboard/utility area, a fitted kitchen, a generous living/dining room and a conservatory. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from residents parking to the front. To the rear is a Southerly facing courtyard garden, enclosed with fencing and a courtesy gate providing rear access.

£205,000

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 Southerly direction along Park Lane continue through the traffic lights at the junction with Congleton Road onto Ivy Lane and at the sharp right hand corner continue straight on onto Kendal Road. Take the first left onto Kenilworth Road. Proceed for a little distance passing Kenilworth Close on the right and take the next right onto Warwick Road where the property can be found on the left hand side.

Hallway

Useful storage cupboard/utility. Stairs to the first floor. Laminate floor. Radiator.

Understairs Storage/Utility

Space for additional appliances. Double glazed window to the front aspect. Boiler.

Kitchen

10'8 x 9'0

Fitted with a range of base units with work surfaces over, tiled returns 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. Space for a washing machine and under counter fridge. Double glazed window overlooking the front aspect. Radiator.

Living/Dining Room

19'2 x 10'8

Spacious reception room stretching across the back of the house with double glazed window to the rear aspect and sliding patio doors to the conservatory. Feature gas fire and surround. Radiator.

Conservatory

11'0 x 9'0

Double glazed windows and French doors to the garden. Tiled floor.

Stairs To The First Floor

Access to the loft space.

Bedroom One

14'0 x 9'0

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

Bedroom Two

9'0 x 8'6

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

Bedroom Three

7'10 x 6'7

Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; a panelled bath with shower off the taps, low level WC and wash hand basin. Part tiled walls. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

Private Southerly Facing Garden

The Southerly facing courtyard garden to the rear is of a good proportion, fenced and enclosed with courtesy gate to the rear.

Tenure

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

We would advise any prospective buyer to confirm these details with their legal representative.

Agents Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is a relative of an employee of Jordan Fishwick.

Anti Money Laundering - Note

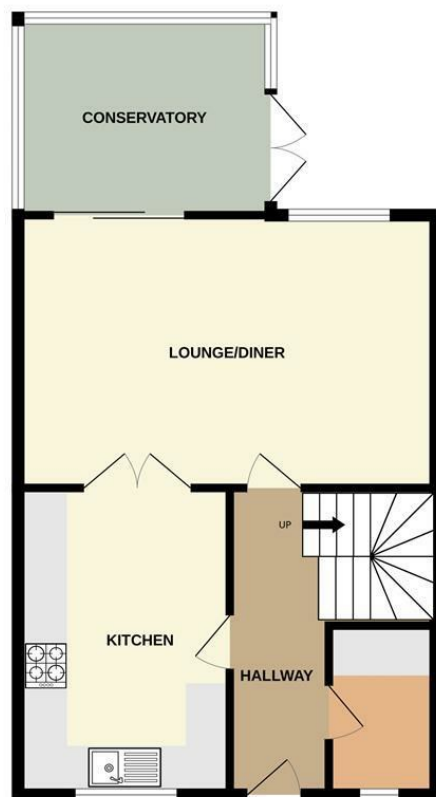
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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