



Jordan fishwick



20 Larch Avenue, Macclesfield, SK11 7UJ

**** ELEGANT, INNOVATIVE & STYLISH **** There are very few houses that can match this unique property in terms of space, style and quality. Situated on one of Macclesfield's most sought-after roads, this outstanding home enjoys a prime location within easy walking distance of the amenities at Thornton Square and convenient public transport links. Tucked away at the head of a peaceful cul-de-sac, the property offers both privacy and convenience. Thoughtfully remodelled and significantly enhanced by the current owner, this impressive family home has been transformed into a truly distinguished residence. Every aspect of the design has been carefully considered to create a perfect balance of elegance, comfort, and practicality. The stylish interior is beautifully presented throughout and will undoubtedly appeal to buyers seeking something special. The accommodation in brief comprises; an entrance vestibule, hallway, living room and a superbly appointed dining kitchen fitted with a comprehensive range of units and windows allowing an abundance of natural light to flood the living spaces. There are two double bedrooms and a luxurious family bathroom featuring a contemporary white suite. To the first floor are two further well-proportioned bedrooms both enhanced by skylight windows. Externally, the property is set back behind a lawned front garden with a gravel driveway providing ample off-road parking and leading to a detached garage. The delightful rear garden is laid mainly to lawn and features two decked patio areas, ideal for outdoor dining, entertaining guests or simply relaxing. Timber panel fencing and mature hedging provide privacy and define the boundaries. This is a truly exceptional home that must be viewed to be fully appreciated.

£425,000

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, drink, unique crafts 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 second set of lights onto Congleton Road, taking the second turning right onto Thornton Avenue, Larch Avenue is then first on the left. Follow the road where the property will be found at the end of the road on the right.

GROUND FLOOR

Entrance Vestibule

Accessed via a composite front door. Built in cupboard housing a boiler. Double glazed window. Tiled floor. Radiator.

Entrance Hallway

Stairs to the first floor. Ceiling coving. Radiator.

Open Plan Dining Kitchen

18'7 x 13'0 max

Fitted with a stylish range of handleless base units with quartz work surfaces over and matching wall mounted cupboards including a useful pull out larder cupboard. Underhung sink unit with an instant hot water mixer tap. Integrated fridge/freezer and dishwasher. The large island unit is fitted with a Neff induction hob. Recessed ceiling spotlights. Contemporary radiator. Double glazed windows allowing natural light to flood in. Double glazed French doors to the garden.

Living Room

16'0 x 10'1

Double glazed bow window to the front aspect. Radiator.

Bedroom One

12'0 x 10'6

Double bedroom with double glazed window to the rear aspect. Built in cupboards with space for a washing machine. Radiator.

Bedroom Two/Dining Room

11'0 x 10'6

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

Stylish Family Bathroom

Fitted with a stylish white suite and comprises; free standing bath, separate shower enclosure, push button low level WC and vanity wash hand basin with LED mirror above. Tiled floor and walls. Recessed ceiling spotlights. Ladder style radiator. Double glazed window to the side aspect.

FIRST FLOOR

Landing

Storage into the eaves.

Bedroom Three

12'6 x 12'4

Double bedroom with double glazed window to the side aspect and skylight window. Storage into the eaves. Radiator.

Bedroom Four

9'0 x 8'3

Good size fourth bedroom with skylight window. Storage into the eaves. Radiator.

OUTSIDE

Driveway & Garage

The property is set back behind a lawned front garden with a gravel driveway providing ample off-road parking and leading to a detached garage. The garage is fitted with an up and over door and has additional storage to the rear of the garage.

Rear Garden

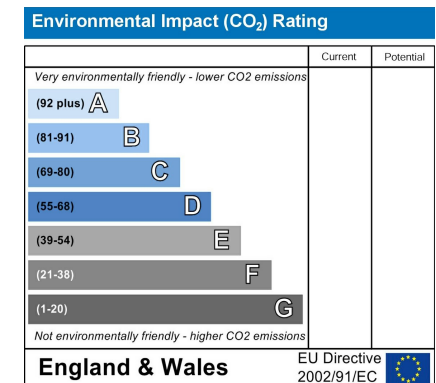
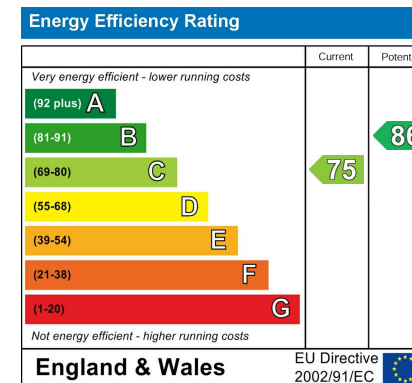
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TENURE

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

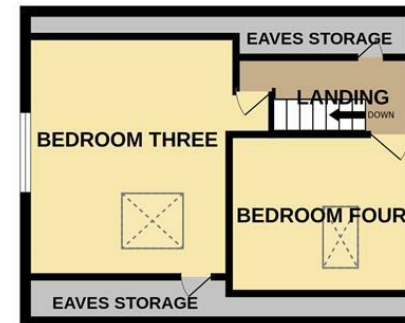




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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