



*jordanfishwick*

46 RISING SUN ROAD, MACCLESFIELD, SK11 7UZ

£225,000



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**\*\* NO ONWARD CHAIN \*\*** Rising Sun Road forms part of a pleasant residential area just on the outskirts of Macclesfield, close to the countryside, yet within easy reach of local shops and a bus route. This two double bedroom detached bungalow is set back behind a driveway offering ample off road parking, leading to the attached garage with a useful workshop behind. The accommodation is reasonably spacious and comprises in brief:- Enclosed porch, entrance hallway, living/dining room, kitchen, two double bedrooms and a spacious shower room (previously a bathroom). The vendors also advise that the roof has been replaced and a Worcester combination boiler (vendors advise this was fitted in the last 18/24 months). To the rear is a pleasant lawned garden with flower borders and patio areas to the three sides. The garden is enclosed with gated access to the side allowing access to the front. There is a courtesy door to the work shop and garage beyond. There is also cold water supply to the rear.

Location

Rising Sun Road is situated on the outskirts of Macclesfield, within easy distance of the town centre and comprises a pleasant mixture of varying styles of semi detached properties. 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 continue to the traffic lights with the Flower Pot public house and turn left onto Congleton Road. Take the fourth turning on the right into Moss View and then the first right onto Rising Sun Road, where the property can be found situated on the right hand side.

Entrance Porch

UPVC door with leaded window. Tiled floor and further door opening to the hallway.

Entrance Hallway

With useful cloaks cupboard. Radiator. Loft access with a drop down ladder and electric light.

Living/Dining Room 14'10 x 14'8 max (4.52m x 4.47m max)

Overlooking the rear garden via sliding patio doors. Radiator. Doors open to the kitchen and hallway.

Kitchen 10'5 x 10'4 (3.18m x 3.15m)

Fitted with a range of base and wall mounted units with work surfaces over. Inset sink unit with mixer tap. Four ring gas hob with extractor hood over. Built in oven. Space for a fridge/freezer. Plumbing and recess for a

washing machine. Wall mounted gas fired central heating combination WORCESTER boiler. Double glazed uPVC window to the rear aspect. Side door giving access to the side path.

Bedroom One 11'0 x 9'0 to 'robe fronts (3.35m x 2.74m to 'robe fronts)

Double bedroom with uPVC double glazed window to the front aspect. Fitted wardrobes and drawers to one wall. Radiator.

Bedroom Two 12'3 x 9'0 (3.73m x 2.74m)

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

Shower Room (previously a bathroom) 6'7 x 6'3 (2.01m x 1.91m)

Tiled shower cubicle with mixer shower over. Low-level WC. Pedestal wash hand basin with tiled splash back. Tiled walls and floor. Double glazed uPVC window to the side aspect.

Driveway

To the front is a driveway with flagged front garden providing off road parking. Gated access to the side leading around to the rear garden.

Garage 18'0 x 7'0 (5.49m x 2.13m)

Up and over door with electric light and courtesy door to the rear accessing the workshop and garden beyond.

Workshop 9'0 x 7'0 (2.74m x 2.13m)

Useful workshop/storage/bike shed. Courtesy door to the garage and rear garden.

Rear Garden

To the rear of the property is an attractive lawned garden with flowerbeds and patio areas to three sides. The rear aspect is enclosed via a combination of walls and wooden panel fencing. There is also a cold water supply, greenhouse and shed.

Vendors Note

The Vendors advise us that the roof has been replaced and the Worcester boiler fitted in the last 18/24 months.

Tenure

The vendor informs us that the tenure is FREEHOLD



£225,000



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(69-81) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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