



*jordanfishwick*

BEGGARS VIEW, CONGLETON ROAD, MACCLESFIELD,  
£315,000



BEGGARS VIEW, CONGLETON ROAD, MACCLESFIELD, SK11 9QP

**\*\* NO ONWARD CHAIN \*\* BEAUTIFULLY PRESENTED with THREE BEDROOMS\*\*** Congleton Road is in a desirable residential area on the outskirts of Macclesfield. Enjoying a semi rural location, not too far from excellent schools and local shops. Having recently been extended by the current owner, this stunning home has been transformed into a quite splendid and highly distinguished home of considerable merit, For those looking to cater a particular lifestyle, the choice of choosing how many bedrooms or reception rooms one would require makes this home quite unique. In brief, the accommodation comprises; Entrance vestibule, entrance hallway, three bedrooms and a stylish bathroom fitted with a white suite and separate walk in shower cubicle. The living accommodation is particularly elegant and comprises a modern re-fitted kitchen open to a generous living/dining room, commanding the full width of the property with French doors opening to the pleasant rear garden with views of open fields and mature trees. Gas fired central heating and uPVC double glazed windows provide a warm and comfortable home in which to live. Externally, the property is set back from the road behind a lawned garden with mature shrubs. The detached garage is accessed via a shared driveway down the side of the property to a private parking space in front of the garage. The generous rear garden is mainly laid to lawn with several patio areas to sit and enjoy the views overlooking open fields. View essential.

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

From Macclesfield Park Green, travel up Park Street continuing at the roundabout onto Park Lane. After passing the college on the left hand side, turn left at the traffic lights onto Congleton Road. Carry on along Congleton Road passing The Rising Sun public house on the right. The property is the next property on the right hand side.

Entrance Vestibule

Recessed ceiling spotlights.

Entrance Hallway

Pleasant hallway with laminate wood floor. Radiator. Access to loft space.

Living/Dining Room 19'1 x 13'0 (5.82m x 3.96m)

Spacious living room with uPVC double glazed French doors opening to the rear garden. Light and airy with attractive laminate wood floor. Radiator. Recessed ceiling spotlights.

Stylish Kitchen 10'8 x 9'0 (3.25m x 2.74m)

Beautiful re-fitted kitchen with a range of base units with granite work surfaces over and matching wall mounted cupboards. Inset four ring hob with an extractor hood over and an integrated oven below. Inset stainless steel one and a quarter bowl sink unit and mixer tap. Integrated washing machine, fridge, slim line dishwasher and microwave. Recessed ceiling spotlights. Breakfast bar. Double glazed uPVC window to the side aspect

with views towards to the hills and beyond. Door to the side aspect. The laminate wood floor sweeps through to the living/dining area.

Bedroom One 14'8 max x 11'0 (4.47m max x 3.35m)

Well presented double bedroom with uPVC double glazed French doors opening onto the garden. Ample space for a king size bed. Radiator.

Bedroom Two 11'0 x 10'8 (3.35m x 3.25m)

Double bedroom with ample space for a king size bed. Double glazed uPVC bay window to the front aspect. Radiator.

Bedroom Three 11'0 x 8'0 (3.35m x 2.44m)

Good size third bedroom with double glazed uPVC bay window to the front aspect. Radiator.

Modern Bathroom

Fitted with a white suite comprising; panelled corner bath, push button low level WC and wash hand basin with mixer tap. Walk in shower cubicle. Heated towel rail. uPVC double glazed frosted glass window to the side aspect. Tiled floor and walls. Extractor fan. Recessed ceiling spotlights.

Outside

Driveway & Garage

The detached garage is accessed via a shared driveway down the side of the property to a private parking space in front of the garage. Power and lighting. Space for a washing machine and tumble dryer. Door to the garage room. Door to the side giving access to the garden.

Garage Room 11'0 x4'8 (3.35m x 1.42m)

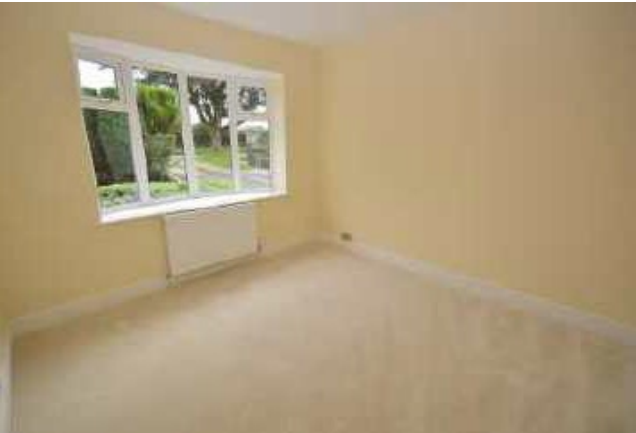
Ideal for a bistro table and chairs with double doors opening onto a pleasant patio with open views of fields and mature trees

Gardens

Externally, to the front is mainly laid to lawn with mature shrubs and views towards to hills and beyond. Access to the side leads around to the generous rear garden mainly laid to lawn with several patio areas overlooking open fields. View essential.

Tenure

We are advised by the vendor that the property is Freehold



£315,000



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019



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 energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.