



*jordanfishwick*

1A CHELFORD ROAD, MACCLESFIELD, SK10 3LG

£225,000



1A CHELFORD ROAD, MACCLESFIELD, SK10 3LG

**\*\* NO ONWARD CHAIN \*\*** For those looking for something a little different is this hidden gem. This two double bedroom semi-detached bungalow is located within close proximity of the excellent array of local shops at "Broken Cross", sought after schools and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The property is set back from the road down an adopted road, with ample off road parking leading to the detached garage and a good size private rear garden enjoying a high degree of privacy. The accommodation is well presented and comprises in brief, entrance hallway, living room, good size dining room, fitted kitchen, two double bedrooms and a bathroom fitted with a white suite. The rear garden is extremely pleasant and is mainly laid to lawn with a good size patio area with mature trees and shrubs offering a high degree of privacy.

Location

Broken Cross is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross" and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The hospital and leisure centre are also within close proximity to the property. 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

Leaving Macclesfield along Prestbury Road, turn left at the mini roundabout onto Victoria Road, passing Macclesfield General Hospital on the left hand side. Continuing straight across at the next roundabout onto Fallibroome Road. Continue down the roads towards Broken Cross roundabout where the access to this property is on the right hand side, just after Dalesford Crescent, via an unadopted road next to the bus stop. Follow the unadopted road to the end where is bears to the left and the bungalow will be found at the head.

Entrance Hallway 12'2 x 6'10 (3.71m x 2.08m)

Pleasant hallway. Doors to reception room, bedrooms and bathroom room. Radiator. Access to loft space with drop down ladder.

Loft Space

Accessed via a pull down. A useful storage space with velux window, power and lighting. Large storage space in the eaves.

Living Room 14'7 x 13'5 narrowing to 6'5 (4.45m x 4.09m narrowing to 1.96m)

Pleasant reception room decorated in neutral colours. uPVC double-glazed French doors to the outside space. Coal effect electric fire with surround. Coved ceiling. Radiator.

Dining Room 14'5 x 11'0 (4.39m x 3.35m)

Generous dining room with space for a large dining table and chairs. Coving to the ceiling. Radiator.

Kitchen 10'7 x 5'10 (3.23m x 1.78m)

Fitted with base units with work surfaces over and wall mounted cupboards. Inset four ring electric hob with concealed extractor hood over and built in oven below. Sink unit with mixer tap and drainer to the side. Integrated fridge and freezer. Space for a washing machine. Tiled returns. Laminate floor. uPVC double glazed window to the rear. Door to the side leading to a private side passageway to the rear garden or through a wrought iron gate onto Broken Cross and it's amenities.

Bedroom One 15'3 x 12'10 (4.65m x 3.91m)

Well presented double bedroom with ample space for a king size bed, wardrobes, drawers and dressing table. Radiator. Double glazed uPVC window to the front aspect.

Bedroom Two 12'0 x 9'2 (3.66m x 2.79m)

Double bedroom with space for a double bed, wardrobes and drawers. Coved ceiling. uPVC double glazed window to the rear aspect. Radiator.

Bathroom

White suite comprising; P shape panelled bath with electric shower over and screen to the side, WC and pedestal hand wash basin with mixer tap. Radiator. Tiled walls. uPVC double glazed frosted window to the rear aspect.

Outside

Garage & Parking

Off road parking leading to the detached garage with up and over door.

Garden

The rear garden is extremely pleasant with a useful shed and being mainly laid to lawn with two good sized patio areas with mature trees and shrubs offering a high degree of privacy.

Tenure

We are advised by the vendor that the property is Freehold



£225,000



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>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(50-80) <b>C</b>		
(55-68) <b>D</b>			(35-68) <b>D</b>		
(39-54) <b>E</b>			(20-54) <b>E</b>		
(21-38) <b>F</b>			(11-38) <b>F</b>		
(1-20) <b>G</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.