



12 Edward Street, Macclesfield, Cheshire, SK11 8JD

**** NO ONWARD CHAIN **** A truly unique and individual four-bedroom detached family home, ideally positioned within easy reach of excellent local schools, Macclesfield Hospital, the town centre and excellent transport links. Offering generous and versatile accommodation throughout, this spacious home is perfectly suited to modern family living and provides an ideal environment for a growing family. In brief the property comprises; entrance hallway, downstairs WC, living room and open plan family/dining kitchen. To the first floor are four double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the front of the property features a block paved driveway providing off road parking and leads to the attached garage. To the side of the property is an enclosed Southerly facing garden, planted with a variety of mature flowers and established shrubs to the borders. A combination of decking and gravel provides an ideal space for relaxing and entertaining with views across the lawned garden.

£415,000

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 has 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, 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, turn right at the four way traffic lights onto Oxford Road. Continuing down Oxford Road and turn left onto Edward Street and where the property will be found on the right hand side.

Entrance Hallway

Stairs to the first floor. Double glazed window to the side aspect. Understairs storage cupboard. Laminate floor. Ceiling coving. Radiator.

Downstairs WC

Low level WC and wash hand basin. Laminate floor. Radiator.

Living Room

13'5 x 11'2

A pleasant living room with double glazed window to the front aspect. Ceiling coving. Radiator.

Open Plan Family/Dining Kitchen

30'0 x 12'0max

Dining Kitchen

17'0 x 12'0

Well appointed kitchen suite fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Space for a range cooker with extractor hood over. Integrated appliances include a washing machine, tumble dryer, fridge and freezer all with matching cupboard fronts. Ample space for a dining table and chairs. Recessed ceiling spotlights. Laminate floor. Two double glazed windows to the rear aspect. Open to the family area.

Family Area

12'10 x 11'3 max

Versatile room with access to the garden. Two double glazed windows. Ceiling coving. Laminate floor. Radiator.

Stairs To The First Floor

Built in airing cupboard. Double glazed window to the side aspect. Radiator.

Dual Aspect Master Bedroom

17'0 x 9'4 max

Generous double bedroom fitted with a double and single wardrobe. Double glazed window to the front and rear aspect. Access to the loft space. Recessed ceiling spotlights. Radiator.

En-Suite Shower Room

Fitted with a shower enclosure, low level WC with concealed cistern and wash hand basin. Tiled floor with under floor heating. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two

11'0 x 9'0

Double bedroom with double glazed window to the front aspect. Built in wardrobe and shelving in alcove. Ceiling coving. Radiator.

Bedroom Three

11'0 x 9'0 max

Double bedroom with double glazed window to the side aspect. Built in wardrobe. Access to the loft space. Ceiling coving. Radiator.

Bedroom Four

11'0 max x 7'8

Double bedroom with double glazed window to the rear aspect. Built in wardrobe. Ceiling coving. Radiator.

Bathroom

Fitted with a white suite comprising; tiled panelled jacuzzi bath with shower attachment off the taps and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A block paved driveway to the front provides off road parking and leads to the attached garage. Electric car charging point.

Garage

17'0 x 9'0

Up and over door. Power and lighting. Worcester boiler.

Garden

To the side of the property is an enclosed Southerly facing garden, planted with a variety of mature flowers and established shrubs to the borders. A decked patio and gravel area provides an ideal space for relaxing and entertaining with views across the lawned garden.

Tenure

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

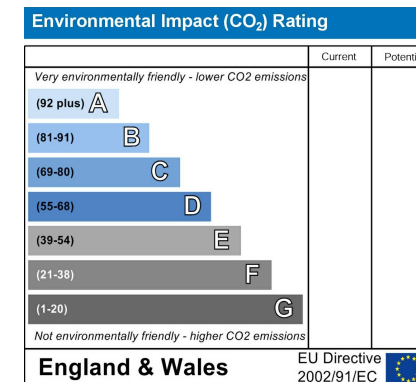
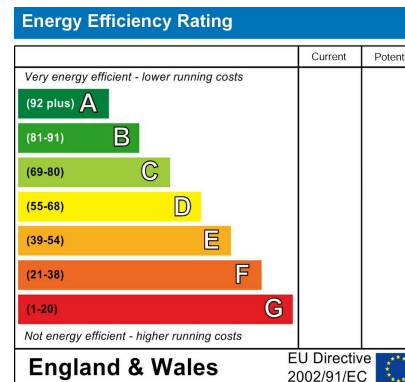
We would advise any prospective buyer to confirm these details with their legal representative.

Agent Notes

Solar Panels: The property benefits from solar panels which are installed at the property and are owned outright by the property owner. There is no lease, rental agreement or third-party ownership arrangement in respect of the solar panels. (Solar PV system with 3.6 kWh battery storage, with the installation registered for the Feed-in Tariff (FIT).

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.

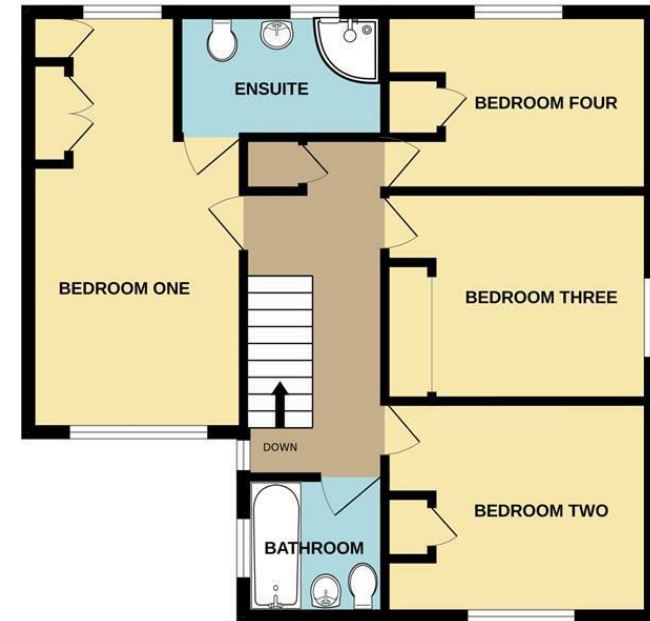




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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