



JAMES PARSONS

POWERED BY
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Kenilworth Road, Macclesfield, SK11 8UX

£325,000 FREEHOLD

3 1 2



Having undergone a number of desirable improvements, including the creation of a separate utility room and WC. This deceptively spacious semi-detached family home is ready to move into, it enjoys a bright and airy feel throughout, along with being tastefully decorated. The accommodation in brief comprises: Entrance porch, spacious entrance hall, good sized bright lounge opening into the dining room, which overlooks the rear garden. The dining kitchen has been fitted with an excellent range of modern units with kickboard lightening and ample space for a breakfast table. The present owner created a separate utility room and WC in 2009, which leads to the attached garage and rear garden. To the first floor there are three well proportioned bedrooms all served by a good sized family bathroom fitted with a three piece suite in white.

To the front of the property there is a large blocked paviour driveway, which has ample parking for a number of vehicles and leads to a single garage. There is access to the rear of the property via a pathway to the side of the garage. A special mention must be made to the impressive and particularly large private rear garden, which is fully enclosed by mature hedging and fencing. There is a delightful patio area which is ideal for alfresco dining.

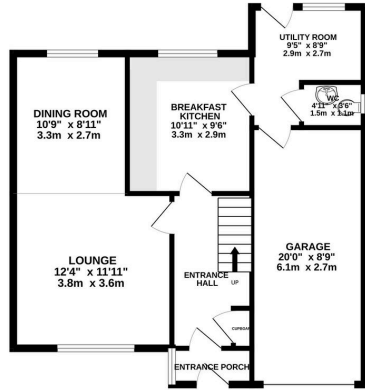
Set in the Cheshire's Plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving 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, along with unique crafts. There are many independent and state primary and secondary schools. The access points of the North West Motorway Network, Manchester International Airport and the beautiful Cheshire's and Staffordshire countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield Railway Station, as well as commuter rail links to the local business centres.

Note

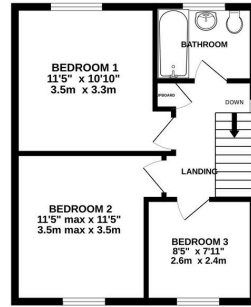
Please note that in accordance with Section 21 of the Estate Agents Act 1979 we declare that the owner is connected to James Parsons powered by EXP.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MyPlan 10/2021

- Superbly Appointed Kitchen
- Two Reception Rooms
- Three Bedrooms
- Large Driveway & Single Garage
- Popular Location
- Semi Detached Family Home
- Utility Room and Separate WC
- Large Private Garden
- Deceptively Spacious Accommodation
- uPVC Double Glazing & Gas Fired Central Heating



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