



# 70 Beech Farm Drive, Macclesfield, SK10 2ER

**\*\* NO ONWARD CHAIN \*\*** A fabulous three/four bedroom town house property located within walking distance of Tytherington High School, the town centre, train station and the picturesque Bollin Valley. This well presented property offers spacious and well designed accommodation to suit a variety of buyers and in brief comprises; porch, entrance hallway with stairs to the first floor, dining kitchen and WC/utility room. To the first floor is a living room and study/bedroom three with a door allowing access to a balcony, an ideal place to sit and relax overlooking the River Bollin. The second floor offers two further double bedrooms, a single bedroom and spacious family bathroom fitted with a white suite. Externally, a driveway to the front provides off road parking for two vehicles leading to the attached garage. The mature Southerly facing rear garden is a real feature, mainly laid to lawn with a large patio offering the ideal place for entertaining and "al fresco" dining. Steps lead down to a further secluded decked patio to the rear offering the ideal place to sit and relax with riverside setting overlooking the River Bollin.

## £280,000

### 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 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 our office proceed down the hill turning left onto Waters Green and follow the road under the railway bridge, taking the immediate left along The Silk Road. At the roundabout turn left up Hibel Road, getting into the right hand lane and take a right at the traffic lights into Beech Lane. Proceed and take a right further along (approximately the 6th right, just before the high school) onto Beech Farm Drive where the property can be located further along on the right hand side.

#### Porch

Tiled floor. Cloaks cupboard.

#### Entrance Hallway

Stairs to the first floor. Tiled floor. Radiator.

#### Kitchen

14'7 x 11'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Space for a range cooker, American fridge/freezer and dishwasher. The breakfast bar separating the kitchen from the dining area comes with stool recess. Radiator. Window to the side aspect. Recessed ceiling spotlights. Archway opening to the dining area.

#### Dining area

8'6 x 7'7

Space for a dining table and chairs. Tiled floor. Window to the side aspect. Sliding patio doors to the garden.

#### Downstairs WC/Utility

Low level WC and pedestal wash hand basin. Space for a washing machine and tumble dryer. Tiled floor. Double glazed window to the side aspect. Radiator.

#### Stairs To First Floor Landing

Stairs to the second floor.

#### Living Room

17'0 x 15'0 max

Spacious living room featuring large double glazed windows to the front aspect allowing natural light to flow in. Radiator.

#### Study/Bedroom Three

15'0 x 7'0

Currently used as a study. Double glazed window to the rear aspect. Door to the balcony. Radiator.

### Balcony

An ideal place to sit and relax overlooking the River Bollin.

### Stairs To Second Floor

Access to the loft space.

### Bedroom One

15'10 x 8'6

Double bedroom fitted with a built in wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'8 x 8'7

Double bedroom fitted with floor to ceiling wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

### Bedroom Four

9'0 x 6'2

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

### Family Bathroom

Fitted suite comprising; free standing roll top bath with chrome shower attachment, separate shower enclosure, low level WC and pedestal wash basin. Tiled floor. Part tiled walls. Double glazed window to rear aspect. Radiator.

### Outside

#### Driveway

A driveway to the front provides off road parking for two vehicles and leads to the attached garage.

#### Attached Garage

15'7 x 9'4

Up and over door. Wall mounted boiler. Power and lighting.

#### Southerly Facing Garden

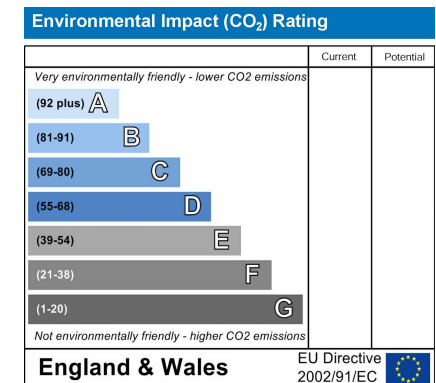
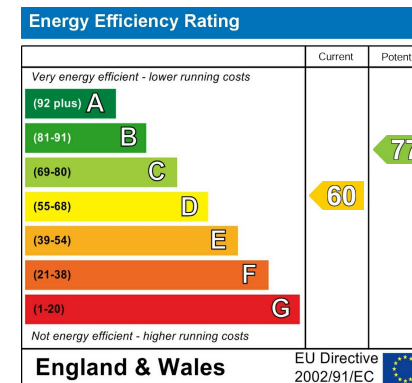
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#### Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 12th November 1971.

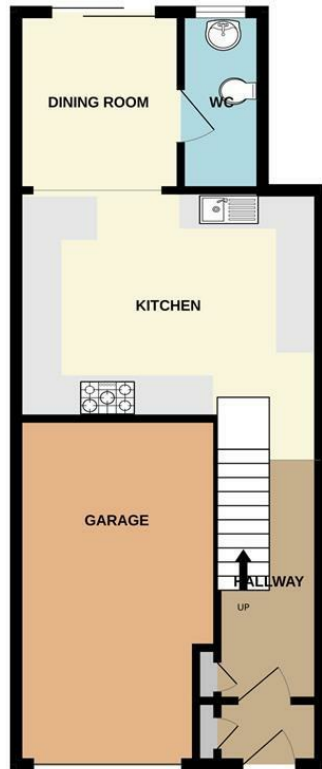
The vendor has also advised us that the property is council tax band C.

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

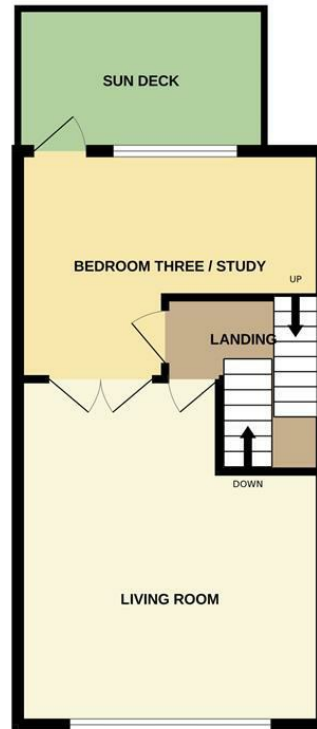




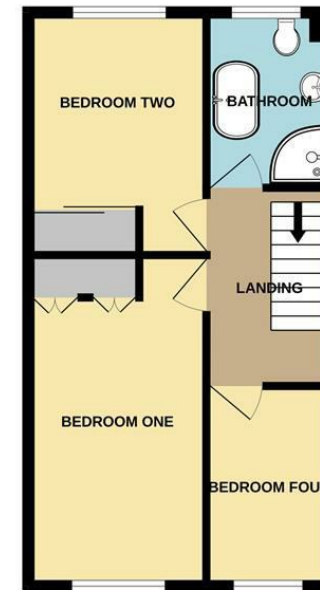
GROUND FLOOR



1ST FLOOR



2ND 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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