



VK71 RDV

17 Sheldon Drive, Macclesfield, SK11 7GT

Sheldon Drive is located on an attractive cul-de-sac and forms part of a small modern development on the south-western outskirts of Macclesfield town, constructed by Seddon Homes. This popular residential area is within walking distance of local schools, shops and public transport and in brief the property comprises; entrance hall, living room, kitchen with utility area, downstairs W.C. and a conservatory overlooking the rear garden. To the first floor are four good size bedrooms (en-suite shower room to the master bedroom) and a family bathroom. To the front is a driveway with ample off road parking leading to attached garage. A pleasant rear garden having the ever sought after SOUTHERLY orientation. A spacious decked patio/terrace ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Timber panel fencing to the perimeter and mature trees to the rear provide a high degree of privacy.

£310,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Sheldon Drive forms part of a small modern development on the south-western outskirts of Macclesfield town, constructed by Seddon Homes. The property is located on a no-through road and as such will be popular with those who have a young family. 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 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 continue to the Flowerpot public house and turn left onto Congleton Road. Take the third turning on the left hand side onto Moss Lane, taking the fourth turning on the right hand side onto Buckingham Rise. Take the second turning on the left onto Sheldon Drive.

Entrance Hallway

Inset mat. Stairs to first floor landing. Laminate floor. Radiator. Ceiling coving. Door to the living room.

Living Room

12'8 x 12'4

Elegant living room decorated in neutral colours. Double glazed window to front aspect. Laminate floor. Ceiling coving. Radiator. Understairs storage cupboard.

Kitchen

11'4 x 8'6

Comprehensively fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Four ring induction hob with extractor hood over. Built-in double oven. Integrated fridge freezer and dishwasher. Tiled floor. Double glazed window to the rear aspect. Archway to the utility.

Utility Area

Space for a washing machine. Integrated microwave. Built in cupboard. Tiled floor.

Downstairs WC

Fitted with a low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Tiled floor. Radiator.

Conservatory

8'5 x 8'0

Double glazed windows and French doors opening onto the rear garden. Tiled floor. Radiator.

Stairs To First Floor Landing

Large storage cupboard housing a mega flo central hot water system. Access to the loft space.

Bedroom One

10'0 x 9'0

Double bedroom with built in wardrobes with sliding mirrored doors. Double glazed window to front aspect. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; walk in shower cubicle, low level WC and wash hand basin. Double glazed window to the front. Recessed ceiling spotlights.

Bedroom Two

9'6 x 8'1

Double bedroom fitted with a range of wardrobes and over head cupboards. Double glazed window to rear aspect. Radiator.

Bedroom Three

9'0 x 9'0

Good size bedroom fitted with a range of wardrobes and over bed cupboards. Double glazed window to front aspect. Radiator.

Bedroom Four/Study

8'2 x 5'6

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled wall. Radiator. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front provides ample off road parking.

Garage

With electric roller door. Electric light and power. Courtesy door to the rear garden. Double glazed window to the rear aspect. Wall mounted gas central heating boiler.

Southerly Facing Garden

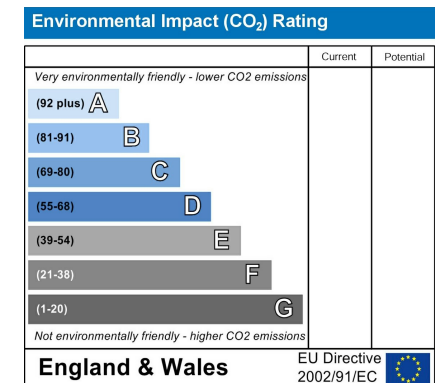
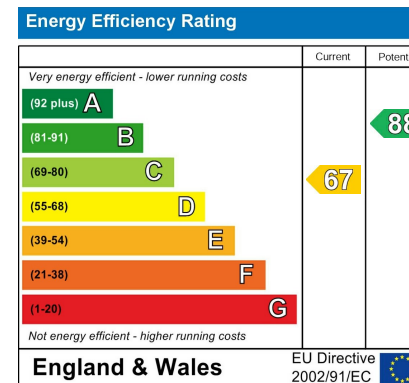
The Southerly facing rear garden is mainly laid to lawn with a pleasant patio area and timber panel fencing to the boundaries. Outside tap. A courtesy door to the garage. The property is also not directly overlooked to the rear.

Tenure

The vendor has advised us that the property is Freehold.

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

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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