



19 Clarendon Drive, Macclesfield, SK10 2QQ

**** Internal Inspection Essential, SHOW HOME CONDITION **** A beautifully appointed property providing spacious and versatile family accommodation enjoying a favourable position on a quiet cul-de-sac within this select development off Roewood lane and within a short distance of the canal, open countryside, Macclesfield town centre and train station. The owners have given careful consideration to its detail and finish to provide a perfect balance for the new owners providing a delightful home ideal for family occupation. Offering 'ready to move in to' accommodation and in brief comprises; a covered porch, hallway, downstairs WC, an elegantly presented living room, dining room, an impressive breakfast kitchen with many integrated appliances and is complimented with a utility room and fabulous family room with bi-folding doors opening to the garden. To the first floor are four double bedrooms (one with a luxury en suite bathroom) and shower room. The driveway offers off road parking and leads to the detached double garage. The rear garden is a real feature and has the ever sought after Westerly orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Mature trees to the rear provide a high degree of privacy.

£620,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Directions

Leaving Macclesfield along Hurdsfield Road (B5470) and having crossed over the canal, turn first right onto Roewood Lane. Follow the road around to the right continuing onto Clarendon Drive where the property can be found on the left hand side.

Canopy Porch

Entrance Hallway
Stairs to the first floor landing. Ceiling coving. Radiator.

Downstairs WC

Stylish suite comprising; low level WC with concealed cistern and vanity wash hand basin. Radiator.

Living Room

20'0 x 12'2
Elegantly presented living room featuring a electric fire and attractive surround. Double glazed bay window to the front aspect. Ceiling coving. Sliding door to the family room. Two radiators.

Dining Room

11'0 x 10'10
Ample space for a table and chairs. Double glazed window to the front aspect. Radiator.

Kitchen

15'0 x 9'0
Tastefully presented kitchen comprising a range of base units with granite work surfaces over and matching wall mounted cupboards with under lighting. Stainless steel Franke sink unit with waste unit , mixer tap and drainer. Fitted appliances include five ring hob with extractor hood above. Bosch double oven and Bosch microwave. Integrated Bosch dishwasher with matching cupboard front. Space for an American fridge freezer. Recessed ceiling spotlights. Double glazed window overlooking the rear garden.

Breakfast Area

13'2 x 9'0
Under stairs storage cupboard. Recess ceiling spotlights.

Utility Room

9'0 x 6'0
Fitted with a base unit with work surface over and stainless sink unit with mixer tap and drainer. Useful built in floor to ceiling cupboards. Space for a washing machine and tumble dryer. Wall mounted Worcester boiler. Door to the side aspect.

Family Room

14'10 x 10'10
Family area with ample space for a sofa and chairs. Double glazed bi-folding doors to the garden. Two electric skylight windows. Two contemporary radiators.

Stairs To First Floor Landing

Feature glass balustrade. Access to the loft space. Ceiling coving.

Master Bedroom

14'5 x 11'0
Spacious master bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect with views towards the hills. Recessed ceiling spotlights. Radiator.

Dressing Room

6'3 x 5'0
Fitted with a range of wardrobes, drawers and shelves. Recessed ceiling spotlights. Double glazed window to the front aspect.

Luxury En-Suite

9'10 x 8'10

Fitted with a white suite comprising; panelled bath, walk in shower unit, push button low level WC and vanity wash hand basin. Tiled floor. Chrome ladder style radiator. Double glazed window to the side aspect.

Bedroom Two

14'4 x 9'0

Double bedroom fitted with a range of wardrobes, drawers and dressing table. Double glazed window to the rear aspect. Radiator.

Bedroom Three

12'4 x 11'0

Double bedroom with double glazed window to the front aspect with views towards the hills. Built in over stairs store cupboard. Radiator.

Bedroom Four

11'0 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Shower Room

7'5 x 5'6

Fitted with a walk in shower, low level push button WC and vanity wash hand basin. Tiled floor. Double glazed window to the front aspect. Chrome ladder style radiator.

Outside

Detached Double Garage

17'10 x 16'8

Two up and over garage doors. Power and lighting. Courtesy door to the rear.

Driveway

To the front is a driveway providing parking for several vehicles with an attractive front lawn with an array of shrubs and plants.

Westerly Facing Garden

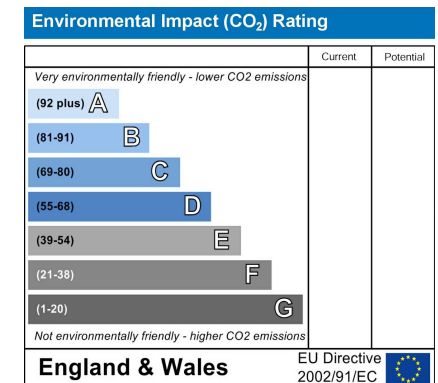
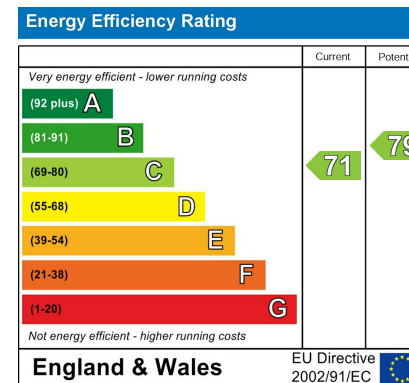
The rear garden is a real feature and has the ever sought after Westerly orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds which have been carefully nurtured and offer an array of attractive flowers and shrubs to the borders. Mature trees to the rear provide a high degree of privacy. Outside tap.

Tenure

The vendor has advised us that the property is Freehold.

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

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

