



Jordan fishwick

7 PORTMARNOCK CLOSE MACCLESFIELD SK10 2UX
PCM £1,300 PCM

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PART FURNISHED AVAILABLE MID DECEMBER

This attractive "Cheshire brick" semi-detached property is set within the sought after and very desirable area of Tytherington. A key feature is its proximity to woodland, with a footpath leading down to the Bollin Valley which will have particular interest for those enjoying rural walks.

The accommodation is well presented and comprises in brief; entrance vestibule, downstairs WC, spacious living room with dining area to rear, kitchen and a secure private garden.

To the first floor are three bedrooms (master with en-suite) and a family bathroom.

To the rear is a lawned garden with a patio area. Being fenced and enclosed it enjoys a certain degree of privacy. To the front is a well maintained lawned garden. A driveway leading to an integral garage.

Contact our Macclesfield office on 01625 502222 £1300.00pcm

Location

Attractive Cheshire brick property in a superb setting within a quiet cul de sac adjoining Tytherington Wood. Built by highly regarded Seddon Homes to an excellent standard throughout. A key feature is its proximity to woodland, with a footpath leading down to the Bollin Valley which will have particular interest for those enjoying rural walks. The development lies between the village of Prestbury and the thriving market town of Macclesfield and is well served by the popular Tytherington Golf & Country Club, a reasonable stroll away.

Directions

Proceed out of Macclesfield along Manchester Road after approximately ½ mile turn left onto Dorchester Way proceed over a mini roundabout, turn left onto Blairgowrie Drive and left again onto Augusta Drive. Follow the road around and take the next right onto Portmarnock, where the property will be found on the left.

Entrance Hallway

Spindled staircase to the first floor with useful understairs storage. Radiator. Double-glazed uPVC door.

Downstairs WC

Fitted with a low level WC and courtesy wash basin. Radiator.

Living Room

14'4" x 11'0"
Decorated in neutral colours. Coving to ceiling. uPVC double glazed window to the front aspect. Radiator. Archway to the dining room.

Dining Room

9'0" x 8'0"
Double glazed uPVC French doors to the garden. Coving to ceiling. Radiator and door to the kitchen.

Kitchen

8'4" x 7'7"
Fitted with a range of base units with work surfaces over, tiled returns and matching wall-mounted cupboards. Inset four ring gas hob with extractor hood over and built in oven below. Integrated fridge. Space for a washing machine and tumble dryer. Double-glazed uPVC window overlooking the rear garden.

Integral Garage

17'0" x 8'0"
Up and over door. Power and lighting. uPVC double glazed window and door to the rear.

Stairs To First Floor Landing

Airing cupboard housing the "Worcester boiler" combination boiler. Access to the loft space. Doors off to the bedrooms and bathroom.

Bedroom One

12'8" x 11'4"
Well presented double bedroom with space for a king size bed and wardrobes. Radiator. uPVC double-glazed window to the front aspect.

En-Suite

Double shower cubicle with thermostatic shower, wash hand basin with mixer tap and low level W.C. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome ladder style radiator. Frosted double glazed uPVC window to the front.

Bedroom Two

10'4" x 9'7"
Double bedroom with space for wardrobes. Double-glazed uPVC window to the rear aspect. Radiator.

Bedroom Three

13'0" x 7'8"
Double bedroom with space for wardrobes. Double-glazed uPVC window to the rear aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath and shower over the bath, push button low-level WC and pedestal wash hand basin with mixer tap. Chrome ladder style radiator. Shaver point. Frosted double-glazed uPVC window to the rear. Part tiled walls.

Outside

Driveway

Lawned front garden and driveway leading to the integral garage.

Garden

To the rear is a lawned garden with a patio area. Being fenced and enclosed it enjoys a certain degree of privacy.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	