



1 Blyth Close, Macclesfield, SK10 3HY

A beautifully appointed three double bedroom family home enjoying a favourable position within this select development located within close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. The present owners have given careful consideration to its detail and finish providing a perfect balance for the new owners and in brief the property comprises; entrance porch, elegantly presented living room featuring a living flame gas fire and surround, dining kitchen and conservatory with access to the rear garden. To the first floor are three double bedrooms (master with a dressing room) and a stylish bathroom. The property is set back behind a driveway providing ample off road parking and leads to the attached garage. The Westerly facing rear garden is pleasant and mainly laid to lawn with a patio area enjoying a high degree of privacy as it is not directly overlooked. Viewing is highly recommended.

£315,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

This particular property forms part of a select development having been constructed approximately 23 years ago and located on the North West side of Macclesfield town centre, with easy access to the leisure centre, Fallibroome High School and the neighbouring villages of Prestbury, Alderley Edge and beyond. Macclesfield itself is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent, state primary and secondary schools within easy reach of the town centre. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshires 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

Proceed out of Macclesfield along Victoria Road, passing Macclesfield Hospital on the left hand side and at the roundabout turn right onto Priory Lane. At the first mini roundabout turn left and left again onto Drummond Way. Blyth Close is the third turning on the right and the property can be found first on the left hand side.

Porch

Composite front door. Wood laminate flooring. Cloaks storage cupboard.

Living Room

15'7 x 14'5 max

Elegantly presented living room featuring a coal effect living flame gas fire and stone

surround. Double glazed window to the front aspect. Ceiling coving. Attractive wood laminate flooring. Radiator. Archway to the dining kitchen.

Dining Kitchen

15'8 x 8'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung Belfast style sink unit with mixer tap. Bosch four ring electric hob with extractor hood over and Bosch oven below. Integrated fridge and Bosch slimline dishwasher with matching cupboard fronts. Useful pull out ironing board. Tiled floor. Double glazed window to the rear aspect. The dining area has space for a dining table and chairs. Wood laminate flooring. Double glazed sliding door (with fitted blinds) opening to the conservatory. Radiator.

Conservatory

10'0 x 9'0

Generous conservatory with double glazed windows and French doors opening to the rear garden. Tiled floor. Radiator.

Stairs To The First Floor

Feature landing glass balustrade. Access to the loft space.

Bedroom One

14'1 x 8'0

The dual aspect master bedroom is elegantly presented and is fitted with a range of handleless wardrobes, cupboards and drawers. Double glazed window to the front and rear aspect with far reaching views over the hills and beyond. Radiator.

Dressing Area

6'5 x 6'2

Fitted with a matching dressing table and drawers. Built in airing cupboard. Double glazed window to the front aspect with far reaching views over the hills and beyond.

Bedroom Two

12'1 x 9'1

Double bedroom with double glazed window to the front aspect with far reaching views over the hills and beyond. Built in wardrobe. Radiator.

Bedroom Three

9'0 x 9'0

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

Stylish Bathroom

Fitted with a stylish white suite comprising; tiled panelled bath with shower attachment above and screen to the side, push button low level WC with concealed cistern and wash basin with vanity cupboard below. Recessed ceiling spotlights. Tiled walls and floor. Ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

To the front of the property is a lawned garden and driveway providing ample off road parking leading to the attached garage. Built in secure storage cupboard.

Attached Garage

16'2 x 9'0

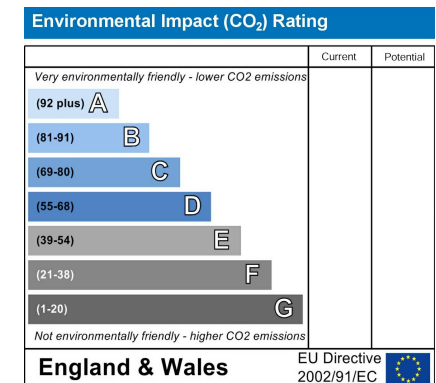
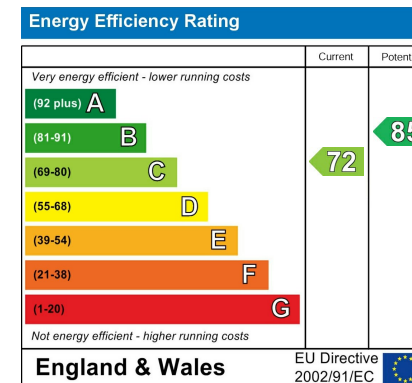
Up and over door. Power and lighting. Wall mounted boiler. Courtesy composite door to the rear.

Westerly Facing Garden

To the rear is a pleasant Westerly facing garden with a stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs to the borders.

Tenure

We are advised by our vendor that they own the Leasehold title and also the Freehold reversion. We would recommend any prospective buyer to confirm these details with their legal representative. We also believe the property to be council tax band D.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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