



33 Priory Drive, Macclesfield, Cheshire, SK10 3HU

**** NO ONWARD CHAIN **** An EXTENDED FOUR BEDROOM semi detached property offering spacious and well presented accommodation, coupled with a private rear garden. Situated in a quiet cul-de-sac, within close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. Gas fired central heating is complemented by double glazing and in brief the accommodation comprises; entrance hallway, living room, breakfast kitchen, conservatory and utility room. To the first floor are four bedrooms with an en-suite to the master and bathroom. To the front of the property a driveway provides off road parking. The rear garden offers a generous decking and patio area with a pleasant outlook to the rear overlooking playing fields. Viewing is highly recommended.

£289,950

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

Leaving Macclesfield along Victoria road, at the roundabout turn right onto Priory Lane. Continue past the first mini roundabout at the Leisure centre. Turn right at the next mini roundabout onto Churchway and take the first right into Priory Drive. Follow the road around and the property can be found on the right-hand side.

Entrance Hallway

Composite front door. Stairs leading to the first floor. Laminate floor. Radiator.

Living Room

14'6 x 12'6

Bright and airy living room with double glazed window to the front aspect. Under stairs storage cupboard. laminate floor. Ceiling coving. Radiator.

Breakfast Kitchen

15'8 x 9'0

Fitted with a range of wall mounted cupboards and base units with work surfaces over. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above. Built in double oven. Space for a dishwasher. Recessed ceiling spotlights. Space for a table and chairs. Radiator. Double glazed window to the rear aspect. Archway opening to the family room.

Family Room

13'8 x 9'6

Feature vaulted ceiling with double glazed windows and sliding patio doors to the garden. Two skylight windows. Recessed ceiling spotlights. Radiator.

Utility Room

8'4 x 6'7

Space for a washing machine, tumble dryer and fridge/freezer.

Stairs To The First Floor

Access to the loft space. Recessed ceiling spotlights. Radiator.

Bedroom One

14'5 x 8'6

Double bedroom with double glazed window to the front aspect. Access to the loft space. Radiator.

En-Suite

8'6 x 5'3

Fitted with a modern suite comprising; shower cubicle, push button low level WC and vanity wash hand basin. Double glazed window to the rear aspect. Recessed ceiling spotlights. Ladder style radiator.

Bedroom Two

13'8 x 9'0

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

Bedroom Three

9'10 x 9'0

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

Bedroom Four

9'0 x 6'5 max

Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower off the taps, low level WC and vanity wash hand basin. Part tiled. Tiled floor. Double glazed window to the front aspect. Radiator.

Outside

Driveway

To the front of the property a driveway provides off road parking.

Integral Garage

Electric roller door. Power and lighting. Space for additional appliances.

Garden

14'10 x 8'10

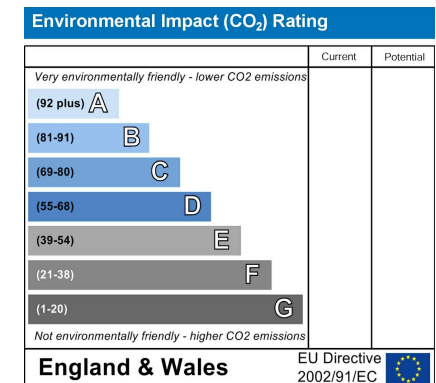
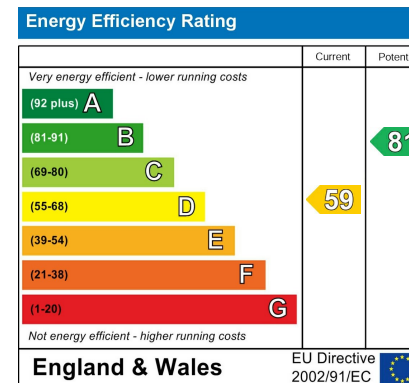
The rear garden offers a generous decking and patio area with a pleasant outlook to the rear overlooking playing fields.

Tenure

The vendor has advised us that the property is Freehold.

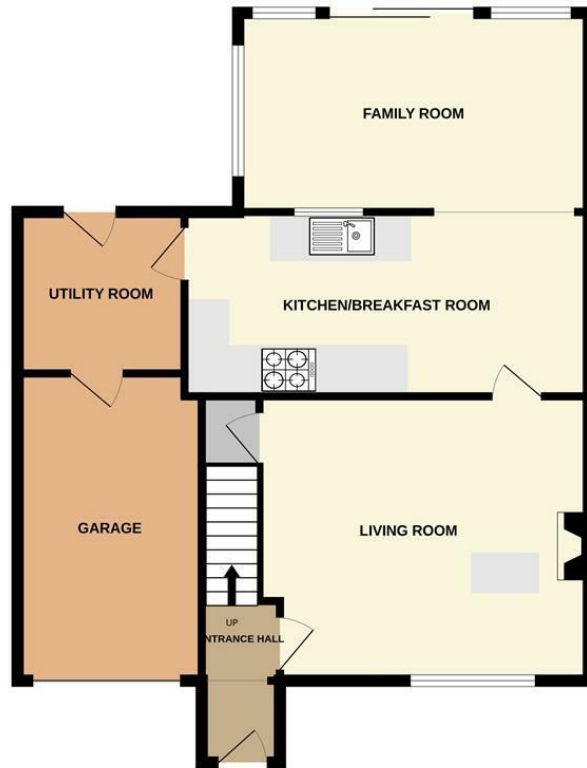
The vendor has also advised us that the property is council tax band C.

We would recommend any prospective 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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