



jordan fishwick

25 GRANGELANDS MACCLESFIELD SK10 4AB

£375,000

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* PRICED TO SELL* A most attractive three bedroom, detached family home is located within a quiet cul-de-sac off Prestbury Road and 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 hall, downstairs WC, living room, dining room and breakfast kitchen opening to the family room. To the first floor are three good size bedrooms with en-suite to the master, and a family bathroom. To the front of the property a driveway providing off road parking. A side pathway with gated access leads to the delightful enclosed South/Westerly facing rear garden, which is laid mainly to lawn with a flagged stone patio/seating area to sit and relax with various shrubs and hedging to the borders. Timber panel fencing and hedging to the perimeter.

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 on a Northerly direction along Prestbury Road (B5087), Turn left onto Grangeland. Follow around to the left where the property will be found at the head of the cul-de-sac.

Entrance Hallway

Stairs leading to the first floor. Laminate floor. Radiator.

Living Room

175 x 11'0
Bright and airy living room with double glazed window to the front aspect. Radiator.

Open plan Dining Family Room

24'0 x 14'1 max

Family Room

14'1 x 12'6
Feature vaulted ceiling with double glazed window to the front and rear aspect. Radiator.

Dining Area

14'5 x 9'6
Double glazed French doors to the garden. Laminate floor. Recessed ceiling spotlights. Radiator.

Downstairs WC

Fitted with a low level push button WC and wash hand basin. Part tiled walls. Tiled floor. Recessed ceiling spotlight.

Breakfast Kitchen

15'4 x 9'0
Fitted with a comprehensive range of wall mounted and base units with work surfaces over. One and a quarter bowl ceramic sink unit with mixer tap and drainer. Four ring induction hob with extractor hood above. Built in oven. Integrated fridge/freezer, dishwasher and washing machine all with matching cupboards fronts. Wall mounted boiler with cupboard. Breakfast bar with stool recess and additional space for a table and chairs. Radiator. Double glazed window to the front and rear aspect.

Stairs To First Floor Landing

Access to the loft space.

Bedroom One

14'5 x 12'7
Excellent size bedroom with feature vaulted ceiling and ample space for a king size bed. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a shower cubicle, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Recessed ceiling spotlights. Radiator.

Bedroom Two

11'0 x 9'1
Double bedroom with ample space for a double bed and fitted with a built in wardrobe with double doors. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'10 x 8'8
Good size third bedroom with double glazed window to the rear aspect with pleasant views over open fields. Radiator.

Family Bathroom

Fitted with an L-shaped panelled bath with shower above and screen to the side, low level push button WC and pedestal wash hand basin. Tiled floor. Double glazed window to the rear aspect. Recessed ceiling spotlights. Chrome ladder style radiator.

Outside

Driveway

A driveway to the front provides off road parking. A courtesy gate to the side allows access to the garden.

South/Westerly Facing Garden

A delightful enclosed South/Westerly facing rear garden, which is laid mainly to lawn with a flagged stone patio/seating area to sit and relax with various shrubs and hedging to the borders. Timber panel fencing and hedging to the perimeter.

Tenure

The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band E.
We would recommend any perspective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	81	
(69-80)	C		
(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	