



33 Rotherhead Drive, Macclesfield, SK11 7XQ

**** STAMP DUTY INCENTIVE**** Forming part of a popular development, this beautifully appointed four bedroom detached family home offers generous proportions throughout and is located in a sought after and popular residential location within walking distance of local schools, shops and public transport. In brief the property comprises; entrance hallway, downstairs WC, study, living room, open plan dining kitchen, utility room and generous conservatory/family room. To the first floor the landing allows access to four well proportioned bedrooms (master with en-suite) and family bathroom. A driveway to the rear provides off road parking leading to the detached garage. The private garden offers a large patio ideal for "Al Fresco" dining. Flower beds offer an array of plants, flowers and shrubs bordering a lawned garden. Fenced and enclosed with a courtesy gate to the rear.

£415,000

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 Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the next right onto Rotherhead Drive. Follow the road around and this particular property being found on the left hand side.

Entrance Hallway

Staircase leading to the first floor with useful under stairs storage cupboard. Laminate flooring. Coved ceiling. Radiator.

Downstairs WC

Low level WC and pedestal wash hand basin. Double glazed window to the front aspect. Radiator.

Study

11'2 x 8'6

Double doors open to the study / dining area. Ceiling coving. Double glazed window to the side aspect. Radiator. Square archway through to the living room.

Living Room

14'4 x 11'6

Decorated in neutral colours and features a bay window to the side aspect. Coved ceiling. Radiator.

Dining Kitchen

20'6 x 10'2 max

Kitchen

12'6 x 10'2

Fitted with a comprehensive range of high gloss base units with work surfaces over and matching wall mounted cupboards with under cupboard lighting and kickboard lighting. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a Range cooker with extractor hood over. Integrated fridge./freezer and dishwasher with matching cupboard fronts. Recessed ceiling lighting. Laminate floor. Double glazed window to the rear aspect. Radiator. Breakfast bar with stool recess separates the kitchen from the dining area.

Dining Area

8'6 x 8'0

Ample space for a dining table and chairs. Laminate floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Double glazed French doors opening to the family room. Radiator.

Utility

8'0 x 4'5

Inset single drainer stainless steel sink unit with mixer tap and drainer. Plumbing and recess for a washing

machine and tumble dryer. Tiled floor. Wall mounted Worcester boiler. Double glazed window to the rear aspect. Radiator.

Conservatory/Family Room

18'0 x 12'0

Versatile room with double glazed windows and French doors opening to the garden. Two Velux windows. Under floor heating.

Stairs To The First Floor Landing

Double glazed window to the front aspect. Built in airing cupboard housing to the hot water tank. Access to the loft space. Radiator.

Master Bedroom

15'0 x 8'8

Spacious double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the side aspect. Radiator.

En-Suite

Fitted with a white suite comprising, shower cubicle, push button low level WC and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the front aspect.

Bedroom Two

11'0 x 9'2

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

Bedroom Three

11'0 x 9'0

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

Bedroom Four

9'2 x 7'0

Good size fourth bedroom with double glazed window to the side aspect. Radiator.

Family Bathroom

Fitted with a white suite and comprises; p-shape panelled bath with shower attachment over and curved screen to the side, low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator.

Outside

Gardens

The private rear garden offers a large decked patio and additional stone seating area ideal for "Al Fresco" dining. Fenced and enclosed with a large lawned garden to the side and a courtesy gate to the rear allows access to the drive and garage.

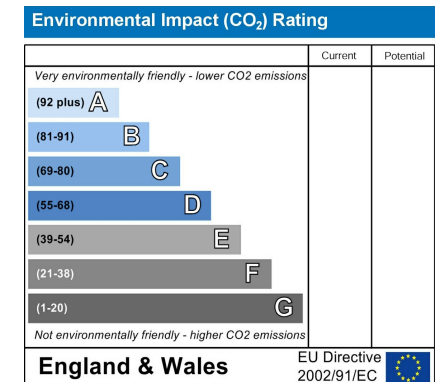
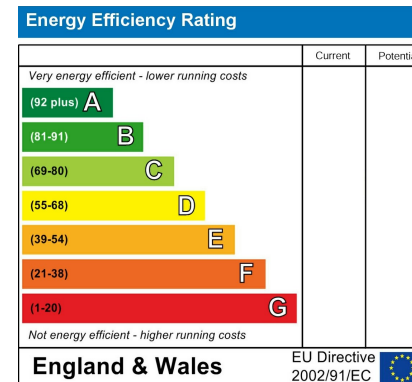
Driveway And Detached Garage

A driveway to the rear provides off road parking and leads to the detached garage with up and over door.

Tenure

Agents Note

Stamp duty incentive available.

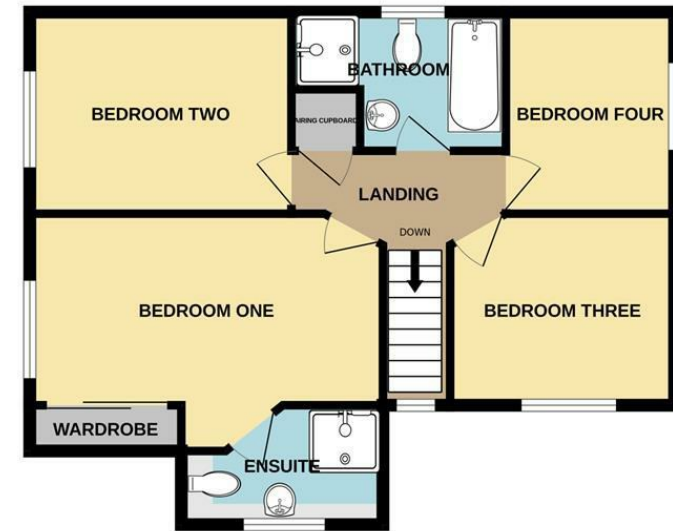




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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

