



FOR SALE  
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# 11 Portford Close, Macclesfield, Cheshire, SK10 3QG

A spacious four bedroom detached property, located within a quiet cul-de-sac with close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. This family home offers excellent accommodation and is fitted with gas fired central heating and double glazed windows. In brief, the accommodation comprises; entrance hallway, downstairs WC, living room, dining room and breakfast kitchen. To the first floor are four well proportioned bedrooms and a family bathroom. To the front of the property a block paved driveway provides off road parking and leads to the attached tandem garage. A side pathway with gated access leads to the delightful enclosed rear garden laid mainly to lawn with various flower beds that offer an array of attractive plants, flowers and shrubs bordering a lawn with a flagged patio/seating. Timber panel fencing to the perimeter.

## £350,000

### 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 Prestbury Road, turn left onto Kennedy Avenue and take the third turning on the left onto Mill Bank Drive. Take the third left onto Portford Close and the property can be found at the head of the cul-de-sac.

#### Entrance Hallway

Stairs to the first floor. Laminate floor. Ceiling coving. Radiator.

#### Downstairs WC

Low level WC with concealed cistern and wash hand basin. Laminate floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

#### Living Room

17'10 x 11'2

Elegantly presented living room with feature coal effect gas fire and surround. Double glazed window to the front aspect. Ceiling coving. Two radiators. Double doors open to the dining room.

#### Dining Room

11'10 x 9'3

Ample space for a table and chairs. Double glazed sliding patio doors to the garden. Radiator.

#### Kitchen

11'8 x 7'10

Fitted with a range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric Neff hob with concealed extractor hood over and oven below. Space for a dishwasher. Laminate floor. Under stairs storage cupboard. Double glazed window to the rear aspect. Radiator. Access to the integral garage.

#### Stairs To The First Floor

Access to the loft space. Built in airing cupboard. Double glazed window to the side aspect.

### Bedroom One

13'2 x 10'0

Spacious bedroom with ample space for a king size bed. Double glazed window to the front aspect. Ceiling coving. Radiator.

### Bedroom Two

10'1 x 9'6

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

### Bedroom Three

8'7 x 8'0

Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Four

8'0 x 7'3

Good size fourth bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

### Family Bathroom

Fitted with a tiled panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and wash hand basin. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

### Outside

#### Driveway

The property is set back behind a block paved driveway providing off road parking and leads to the tandem garage.

#### Tandem Garage

Up and over door. Power and lighting.

#### Garden

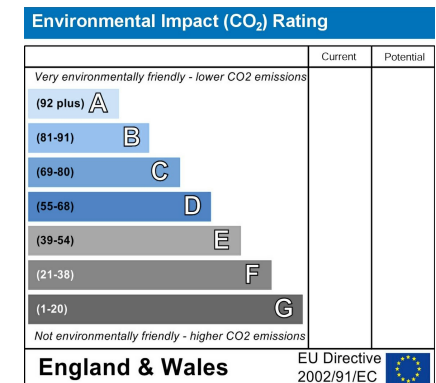
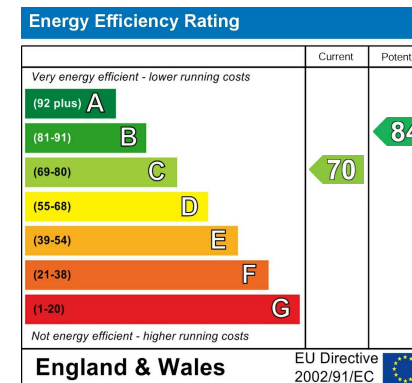
The mature garden offers a paved patio ideal for entertaining guests or to just simply relax and enjoy overlooking the lawned garden with various shrubs and hedging to the borders. Mature trees beyond provide a high degree of privacy. Timber panel fencing to the boundaries. A Courtesy door to the garage.

#### Tenure

The vendor has advised that the property is Leasehold. We believe the term to be 999 years from 1 January 1978 with a fee of £40 PA.

We believe the council tax band to be D.

We would advise any prospective buyer to confirm these details with their legal representative.





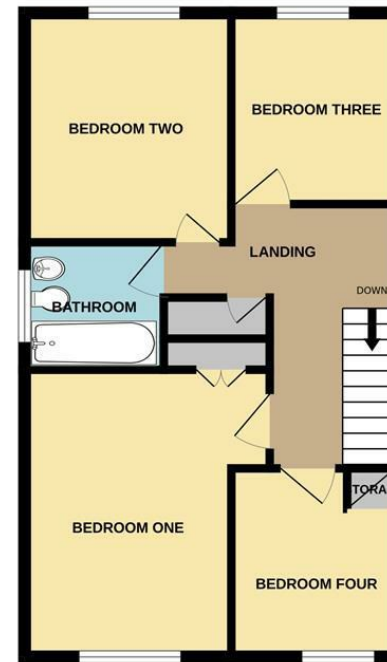




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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