



7 Ryles Crescent, Macclesfield, SK11 8DD

**** NO ONWARD CHAIN **** Occupying a superb corner position on a quiet cul-de-sac set within beautiful gardens and situated off one of Macclesfield's most sought after roads. Conveniently located within walking distance of South Park, excellent schools, the town centre and its excellent public transport links. This substantial and well presented three bedroom, two bathroom detached true bungalow offers well proportioned accommodation and in brief comprises; reception hallway, living room, dining room, kitchen, three bedrooms (master with en-suite shower room) and bathroom. Outside, The property is set within extensive grounds with the rear garden having the ever sought after Southerly orientation. This mature garden offers a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. The driveway to the front provides off road parking and leads to the double garage. The property also benefits from double glazing and gas fired central heating. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous true bungalow.

£485,000

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

Proceed out of Macclesfield along Park Lane. At the third set of lights turn left onto Ryles Park Road. Follow the road to the top and turn left onto Ridge View and left again onto Ryles Crescent where the property will be found on the left hand side.

Reception Hallway

Spacious hallway with a built in storage cupboard with radiator inside. Ceiling coving. Access to the loft space. Radiator.

Living Room

15'0 x 14'5 max

Well proportioned reception room with double glazed window to the front aspect. Porthole window. Feature fireplace. Ceiling coving. Radiator. Archway through to the dining room.

Dining Room

14'6 x 8'4

Ample space for a dining table and chairs. Double glazed window to the side aspect. Ceiling coving. Radiator.

Breakfast Kitchen

15'5 x 11'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Inset four ring Neff gas hob with extractor hood over. Built in double Neff oven. Integrated fridge/freezer and Neff washing machine and dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. Double glazed window and door to the rear aspect. Contemporary radiator.

Bedroom One

15'4 x 11'10

Double bedroom fitted with a range of wardrobes. Two double glazed windows to the front aspect. Radiator.

En-Suite Shower Room

Walk in shower, push button low level W.C and vanity wash hand basin. Part tiled walls. Double glazed window to the front aspect. Radiator.

Bedroom Two

11'5 x 10'0

Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

Bedroom Three/Study

11'0 x 8'0

Currently used as a study and fitted with a large desk. Double glazed window to the front aspect. Radiator.

Bathroom

8'6 x 7'7

Fitted with a white suite comprising; p-shaped bath with shower over and curved screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Electric shaver point. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

The driveway to the side provides off road parking and leads to the double garage. A courtesy gate to both sides allows access to the garden. An adjoining open plan garden to the front and side being laid mainly to lawn.

Double Garage

17'10 x 17'8

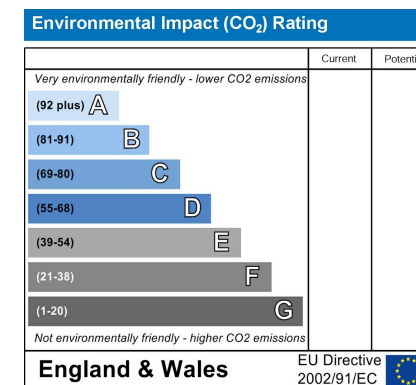
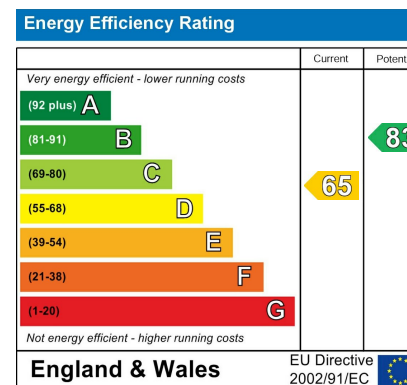
Electric roller door. Radiator. Double glazed window to the rear aspect. Courtesy door to the garden.

Southerly Facing Garden

The rear garden has the ever sought after Southerly orientation. This mature garden offers a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is F. We would advise any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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

