



4 Hall Grove, Macclesfield, SK10 2HQ

**** NO ONWARD CHAIN **** Occupying a superb corner position on a quiet cul-de-sac within close distance of Tytherington Golf & Country Club and local shops. This substantial and well presented two double bedroom detached true bungalow offering well proportioned accommodation and comprising in brief; porch, entrance hallway, L-shaped living/dining room, conservatory, breakfast kitchen, WC/utility, two bedrooms and a bathroom. Outside, the property is set within extensive grounds with the rear garden being a real feature. The mature garden has been skilfully landscaped with a spacious paved patio and additional raised decked patio area, which is ideal for entertaining family and guests or to just simply relax and enjoy, overlooking a well maintained lawn with beautiful flower beds that have been carefully nurtured and offers an array of attractive plants, flowers and shrubs bordering a well maintained lawn. The driveway to the side provides off road parking and leads to the integral garage/store. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous true bungalow.

£410,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Tytherington provides excellent everyday facilities including shops, petrol station, primary and secondary schools as well as the Tytherington Golf and leisure Club with its own championship golf course. 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 in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way. Take the fourth right onto Tytherington Drive. Take the second left onto Hall Grove where the property will be found on the right hand side.

Entrance Hallway

Spacious hallway with access to the loft space. Ceiling coving. Radiator.

L-Shaped Living/Dining Room

22'3 x 15'0 max

Living Area

15'0 x 12'0

Featuring a coal effect gas fire and stone surround. Double glazed window to the front aspect. Ceiling coving. Radiator.

Dining Area

11'0 x 10'0

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

Breakfast Kitchen

19'3 x 12'0 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a half bowl stainless steel sink unit with mixer tap and drainer. Inset five ring gas hob with extractor hood over. Built in twin ovens. Integrated fridge/freezer with matching cupboard fronts. Breakfast bar with stool recess. Space for a dining table and chairs. Radiator. Double glazed window and door to the conservatory.

Conservatory

9'4 x 7'1

Double glazed windows. Two doors giving access to the garden.

Downstairs WC/Utility

8'3 x 7'0

Fitted with a modern suite comprising push button low level WC with concealed cistern and vanity wash hand basin. Wall mounted Vaillant boiler. Space for a washing machine and tumble dryer. Double glazed window to the rear aspect.

Bedroom One

16'0 x 11'0

Double bedroom with double glazed French doors to the garden. Ceiling coving. Radiator.

Bedroom Two

13'0 x 11'0

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

Bathroom

Fitted with a white suite comprising; tiled panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

Driveway

The driveway to the side provides off road parking and leads to the integral garage/store.

Garage/Store

12'3 x 8'3

Previously a conventional garage and now a store area after converting the rear part to a WC/utility room.

Gardens

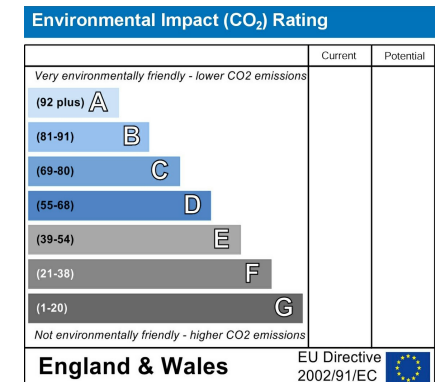
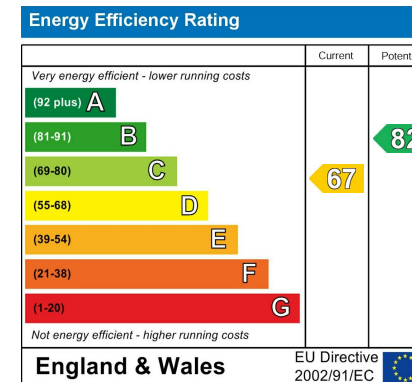
The property is set within extensive grounds with the rear garden being a real feature. This mature garden has been skilfully landscaped with a spacious paved patio and additional raised decked patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with beautiful flower beds that have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a well maintained lawn.

Tenure

The vendor has advised that the property is Leasehold. We believe the term to be 999 years from 3 July 1959.

We also believe that the council tax band is E.

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





GROUND FLOOR



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