



# 26 Melford Drive, Macclesfield, SK10 2TW

**\*\* NO ONWARD CHAIN \*\*** Set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington development, close to excellent primary and secondary schools as well as local shops and The Tytherington Golf & Country Club. This delightful three bedroom DETACHED family home is well presented throughout and has a private WESTERLY FACING REAR GARDEN and INTEGRAL GARAGE. The accommodation in brief comprises; covered porch, entrance vestibule, downstairs WC, living room, dining area and modern kitchen. To the first floor are three well proportioned bedrooms and bathroom. The driveway to the front provides off road parking and leads to the integral garage. A gated path to the side allows access to the secure rear garden. The rear garden is a real feature and has the ever sought after Westerly orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds which have been carefully nurtured and offer an array of attractive flowers and shrubs to the borders. Mature trees to the rear provide a high degree of privacy.

## £377,500

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Melford Drive is a favourable and sought after location. A prime residential area given its abundance of established individual properties. A befitting location therefore for this quite outstanding dwelling. Apart from the obvious attributes of the property given its spacious accommodation and landscaped gardens, conveniently located adjacent to the the Bollin Valley with local shops and excellent schools nearby. There is a bus service that operates the short journey into the centre of town and surround areas. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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 in a northerly direction along Manchester Road. After a short distance turn left onto Dorchester Way and Melford Drive is the second turning on the left where the property will be found on the right hand side.

#### Covered Porch

#### Entrance Vestibule

Access via a composite front door with window to the side. Karndean LVT flooring. Radiator.

#### Downstairs WC

Push button low level WC and vanity wash basin. Radiator.

#### Living Room

16'0 x 13'8

A pleasant living room decorated in neutral colours featuring a coal effect living flame fire with stone fire surround. Recessed ceiling spotlights. Double glazed window to the front aspect overlooking the front garden. Archway to the dining area. Stairs to the first floor. Radiator.

#### Dining Area

9'7 x 8'0

Space for a dining table and chairs. Oak flooring. Ceiling coving. Double glazed French door to the garden. Open to the kitchen.

#### Kitchen

15'4 x 8'0

Fitted with a range of Shaker painted hardwood kitchen base units with quartz work surfaces over and matching wall mounted cupboards. Four ring induction hob with extractor hood above. Built in combi-microwave oven and single oven. Underhung one and a half bowl Franke stainless steel sink unit with mixer tap. Integrated washer/drying machine, dishwasher and fridge/freezer all with matching cupboard fronts. Oak flooring. Radiator. Recessed ceiling spotlights. Double glazed window to the rear and side aspect. Door to the garden and garage.

#### Stairs To The First Floor Landing

Access to the loft space.

### Bedroom One

13'0 x 10'0

Double bedroom fitted with a range of wardrobes, dressing table and drawers. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

### Bedroom Two

11'3 x 8'8

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

### Bedroom Three

8'0 x 7'10

Good size third bedroom fitted with a wardrobe, over bed storage cupboard and drawers. Additional over stairs storage cupboard. Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; P shaped panelled bath with shower over and curved screen to the side, push button low level WC with concealed cistern and vanity wash basin. Tiled walls and floor with under floor heating. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

### Outside

#### Driveway

A driveway to the front providing off road parking leading to the integral garage with a lawned garden to the side. A courtesy gate to the side with access to the garden.

#### Integral Garage

16'4 x 8'0

Up and over door. Power and lighting. Wall mounted Vaillant boiler.

#### Westerly Facing Garden

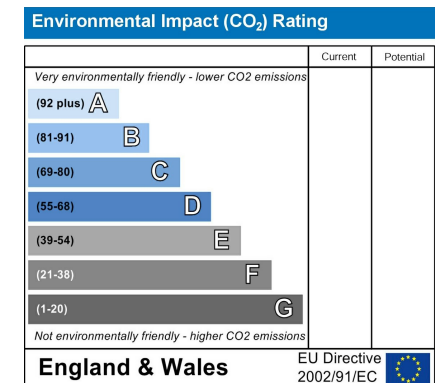
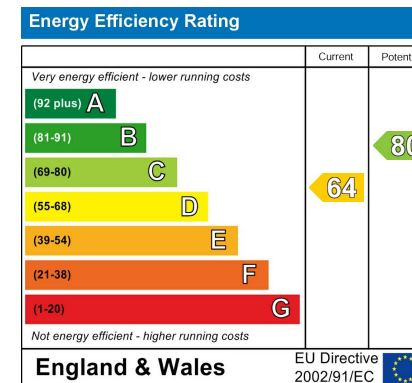
The rear garden is a real feature and has the ever sought after Westerly orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds which have been carefully nurtured and offer an array of attractive flowers and shrubs to the borders. Mature trees to the rear provide a high degree of privacy.

#### Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band D.

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

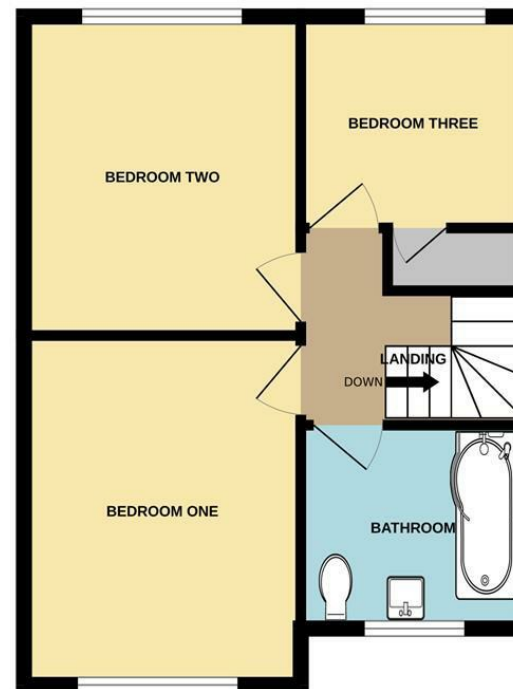




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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