



16 Ryebank Way, Macclesfield, SK10 2LJ

A beautifully appointed and MOST IMPRESSIVE detached bungalow enjoying a favourable position, forming part of a popular residential development in Tytherington which has always been one of Macclesfield's premier locations. Located towards the head of a quiet cul-de-sac, this two bedroom detached bungalow enjoys a high degree of privacy, coupled with a generous Westerly facing garden, driveway and garage. In brief the property comprises; entrance vestibule, living room and breakfast kitchen. An inner hallway allows access to two bedrooms an orangery and shower room. Outside, the driveway provides off road parking with a courtesy gate leading to an enclosed courtyard and garage. The rear garden is a real feature and has the ever sought after Westerly facing orientation. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful paved patio ideal for entertaining family and guests or to just simply relax and enjoy the setting.

£360,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Tytherington is a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield. Macclesfield has 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, providing a great community feel. There is a cinema and a leisure centre, the latter of which has a range of sports facilities including a gym, sports hall and an athletics track. An independent cinema; Cinemac, shows a selection of commercial and arthouse films. For golf fans, Macclesfield Golf Club has an 18-hole course, Football fans will enjoy home games at nearby Macclesfield Town Football Club. For family entertainment, Superbowl UK Macclesfield is less than a 10 minute drive from the town centre and includes a ten-pin bowling alley, laser quest and a children's play centre. There are many excellent 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

Leave Macclesfield in a northerly direction along Beech Lane, after passing the school on the left hand side, turn left at the brow of the hill onto Dorchester Way and then take the second turning on the right onto Harvest Road. Take the first right onto Ryebank Way and the property will be found at the head of the cul-de-sac on the right hand side.

Entrance Vestibule

The composite front door opens to the entrance vestibule with doors opening to the living room and breakfast kitchen. Ceiling coving. Radiator.

Living Room

17'0 x 11'2

Decorated in neutral colours featuring a coal effect gas fire and surround. Double glazed window to the front and side aspect. Ceiling coving. Recessed ceiling spotlights. Radiator.

Breakfast Kitchen

15'2 x 9'10

Beautifully appointed kitchen fitted with a comprehensive range of high gloss "handleless" base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl Franke sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in double oven and separate microwave oven. Integrated washing machine and dishwasher with matching cupboard front. Space for a fridge freezer. Space for a small table and chairs. Built in storage cupboard. Recessed ceiling spotlights. Double glazed window to the front and side aspect. Double glazed door to the side aspect. Radiator.

Inner Hall

Built in airing cupboard.

Bedroom One

11'10 x 11'4

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

Bedroom Two

9'10 x 9'10

Double bedroom with double glazed French doors to the orangery. Recessed ceiling spotlights. Laminate floor. Radiator.

Shower Room

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Orangery

12'2 x 8'8

A fabulous addition to this family home is an orangery with double glazed French doors opening to the beautiful garden. Ample space for a sofa and chair. Laminate flooring. Two Velux windows. Door to the garage. Radiator.

Driveway

A driveway to the front provides off road parking with a courtesy gate leading to an enclosed courtyard and garage.

Garage

17'1 x 8'5

Electric roller door. Power and lighting. Worcester boiler. Courtesy door to the orangery.

Westerly Facing Garden

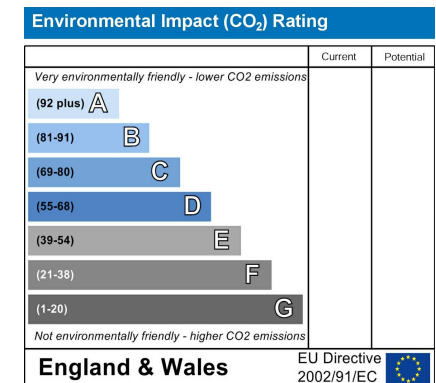
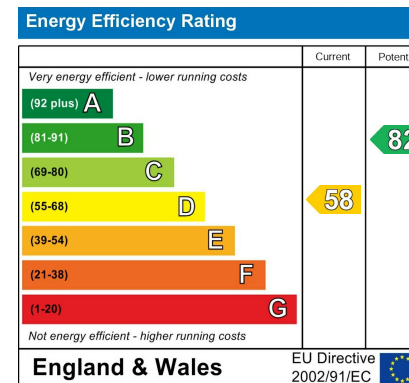
The rear garden is a real feature and has the ever sought after Westerly facing orientation. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful paved patio ideal for entertaining family and guests or to just simply relax and enjoy the setting.

Outside

Tenure

We are informed by the vendor that the property is Freehold and that the council tax band is D.

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





GROUND 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

