



11 West Bank Road, Macclesfield, SK10 3BT

A fantastic opportunity to acquire a unique and substantial residence nestled within a quiet and desirable cul-de-sac, just off Prestbury Road, one of Macclesfield's premier roads. Close to local primary and secondary schools, the town centre and excellent transport links. The accommodation is spacious throughout offering versatility to suit a wide range of buyers and in brief the accommodation comprises; covered porch, entrance hallway, bay front living room featuring a log burning stove, fabulous open plan family/dining/kitchen with a vaulted ceiling and complimented with a large island unit with breakfast bar with stool recess and an inner hall leading to the utility room and downstairs WC. To the first floor, the master bedroom is serviced by a dressing room and en-suite shower room. A further four bedrooms and luxury family bathroom. To the front is a driveway and garage providing off road parking. The 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 with various flower beds, shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. A special mention must be made to the under cover bar/entertaining area located to the side of the property and garden room/studio. A courtesy gate allows access to the front.

£995,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Directions

Leaving Macclesfield in a northerly direction along Prestbury Road, continue over the mini-roundabout at the junction with Victoria Road and West Bank Road will be found on the right hand side. The property is on the left hand side.

Entrance Hall

Accessed via an attractive stained glass door with leading to the first first floor landing. Doors to the living room, family dining/kitchen and inner hallway. Attractive wooden floor. Radiator.

Bay Fronted Living Room

14'10 x 12'7

Elegantly presented living room featuring a large double glazed bay window with Plantation shutters and log burning stove. Radiator.

Sitting Room

13'0 x 13'0

A versatile reception room with two double glazed windows to the side aspect fitted with Plantation shutters. Two radiators.

Family/Dining Kitchen

30'0 x 20'0

Fitted with a stylish range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung Belfast style sink unit with "Quooker" tap. Integrated appliances include a fridge/freezer and dishwasher with matching cupboard fronts. Space for a range cooker with extractor hood over. Large walk in larder cupboard. Double glazed window to the rear aspect. The large breakfast bar separating the kitchen area from the family/dining area comes with a stool recess. The

family/dining area features a vaulted ceiling and two sets of BI-FOLDING doors opening to the rear garden. Wooden floor. Recessed ceiling spotlights. Radiator.

Inner Hall

Built in freezer. Tiled floor. Recessed ceiling spotlights.

Utility Room

10'7 x 10'0

Fitted with a range of high gloss handleless base units with granite work surfaces over and matching wall mounted. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Space for a washing machine and tumble dryer. Additional storage cupboards. Tiled floor. Recessed ceiling spotlights. Double glazed window to the front aspect fitted with Plantation shutters. Radiator.

Downstairs WC

WC and wash hand basin. Tiled floor. Recessed ceiling spotlights. Double glazed window to the side aspect fitted with Plantation shutters. Radiator.

Stairs To The first Floor

Double glazed window to the front aspect fitted with Plantation shutters. Built in airing cupboard. Radiator.

Master Bedroom

16'4 x 11'4

Ample space for a king size bed, wardrobes and drawers. Double glazed window to the rear aspect fitted with Plantation shutters. Radiator.

Dressing Room

Fitted with a range of wardrobes. Recessed ceiling spotlights.

En-Suite

Fitted with a shower cubicle, low level push button WC and pedestal wash hand basin. Tiled floor. Recessed ceiling spotlights. Electric shaver point. Double glazed window to the side aspect. Radiator.

Bedroom Two

14'10 x 12'7

Double bedroom featuring a double glazed bay window to the front aspect fitted with Plantation shutters. Radiator.

Bedroom Three

13'0 x 13'0

Double bedroom with double glazed window to the side aspect fitted with Planation shutters. Radiator.

Bedroom Four

13'5 x 10'0

Double bedroom with double glazed window to the side aspect fitted with Planation shutters. Radiator.

Bedroom Five

11'10 x 7'7

Good size bedroom with double glazed window to the side aspect fitted with Plantation shutters. Radiator.

Luxury Family Bathroom

Fitted with a white suite comprising; free standing roll top bath with shower attachment off the taps, walk in shower, low level WC and pedestal wash hand basin. Vaulted ceiling with recessed ceiling spotlights. Tiled floor. Double glazed window to the front and side aspect. Recessed ceiling spotlights.

Outside

Driveway

To the front of the property is a driveway providing off road parking with a lawned garden to the side. Gated access to the side allowing access to the garden.

Garage

Located to the front of the property. Up and over door.

Private Rear Garden

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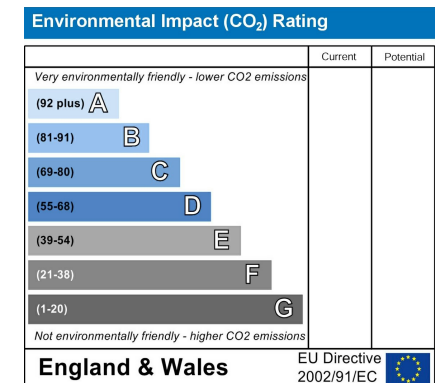
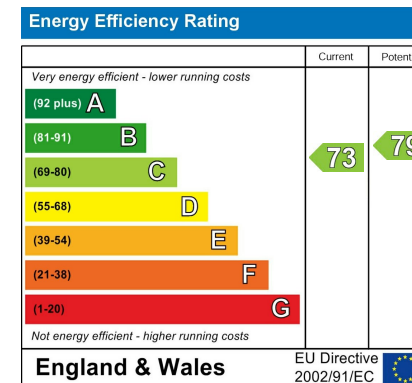
Garden Room/Studio

A unique feature is the garden room/studio. Double glazed windows and bi-folding doors. Recessed ceiling spotlights. Power and lighting.

Tenure

The vendor has advised us that the property is Freehold and that the council tax band is G.

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

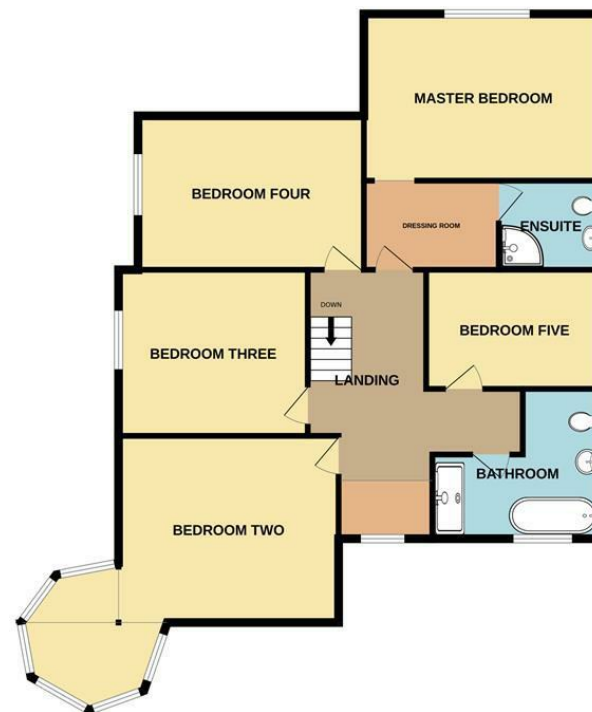




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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