



jordan fishwick

2 SANDPIPER CLOSE MACCLESFIELD SK10 2SZ

£750,000

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An appealing Cheshire brick detached family home constructed by 'Seddon Homes' circa 2005. Occupying a fabulous location on a quiet cul-de-sac on the ever popular Tytherington Links and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. Offering well balanced and elegantly presented family accommodation over three floors and in brief comprises; reception hallway, downstairs WC, spacious living room featuring a log burning stove, study/sitting room, dining room, fitted kitchen and utility room. To the first floor are four well proportioned bedrooms and family bathroom. The master suite to the second floor is quite superior, enjoying a huge amount of space including a walk in wardrobe/dressing room and generous en suite shower room. Externally, a block paved driveway to the front provides off road parking and leads to the detached double garage. The rear garden is a real feature and has the ever sought after South/Westerly facing orientation. This mature garden offers a spacious stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking the lawned garden which sweeps around to the side with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

Directions

Proceed out of Macclesfield along Beech Lane, continuing onto Manchester Road past Tytherington High School on the right hand side. Proceed and continue through the next set of traffic lights and turn left into Dorchester Way. Follow the road around, passing the Tytherington club on the right hand side and at the 2nd mini roundabout turn right onto Redshank Drive. Sandpiper Close is on the left hand side where the property will be found on the right hand side.

Entrance Hallway

A composite front door opens to a generous hallway with staircase to the first floor landing. Tiled floor. Understairs storage cupboard. Ceiling coving. Radiator.

Downstairs WC

Fitted with a push button low level WC and pedestal wash basin. Recessed ceiling spotlights. Tiled floor. Part tiled walls. Radiator.

Study

13'0 x 9'4 into bay
Feature double glazed bay window to the front aspect. Ceiling coving. Radiator.

Living Room

18'0 x 13'0
Decorated in neutral colours and featuring a log burning stove. Two double glazed windows to the side aspect and double glazed French doors opening out to the garden. Laminate flooring. Ceiling coving. Two radiators.

Dining Room

13'0 x 11'0 into bay
With ample space for a dining table and chairs. Double glazed bay window to the front aspect. Laminate flooring. Ceiling coving. Radiator.

Breakfast Kitchen

18'0 x 12'8
Comprehensive range of fitted base units with work surfaces over and matching wall mounted cupboards. Inset one and a half bowl stainless steel Franke sink with mixer tap and drainer. Tiled returns. Space for a range cooker with extractor hood over. Integrated fridge, freezer and dishwasher all with matching cupboard fronts. Integrated microwave. Feature island with matching cupboards and work surfaces over. Space for a dining table and chairs. Recessed ceiling spotlights. Tiled floor. Two radiators. Double glazed French doors overlooking the rear garden. Double glazed window to the side aspect.

Utility Room

6'3 x 5'0
Floor unit with work surface over and matching wall mounted cupboards. Inset stainless steel single sink unit with mixer tap and drainer. Plumbing and recess for a washing machine and tumble dryer. Wall mounted boiler. Tiled floor. Door opening to the side aspect.

Stairs To The First Floor

Double glazed window to the side aspect. Built in airing cupboard housing the hot water cylinder. Radiator.

Bedroom Two

12'4 x 11'4
Double bedroom offering ample space for a king size bed and fitted with twin built in wardrobes with double doors plus an additional storage cupboard. Double glazed window to the front aspect. Radiator.

En-Suite

Fitted with a shower cubicle, push button low level WC with concealed cistern and courtesy wash hand basin with cupboard below. Electric shaver point. Double glazed window to the front aspect. Ladder style radiator. Recessed ceiling spotlights.

Bedroom Three

13'5 x 11'8
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

Bedroom Four

10'8 x 9'3
Double bedrooms with double glazed window to the front aspect. Radiator.

Bedroom Five

10'0 x 9'0
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath, push button low level WC with concealed cistern and twin vanity wash hand basins. Part tiled walls. Radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Stairs To The Second Floor

Double glazed window to the side aspect. Radiator.

Master Bedroom And Dressing Room

18'4 x 17'4
The master bedroom is spacious and quite superior. Access to the loft space. Double glazed window to the front aspect. Two Velux windows. Two radiators. The walk in wardrobe/dressing room is fitted with built in wardrobes and cupboard. Velux window. Recessed ceiling spotlights. Radiator.

En-Suite

En-suite shower room comprising; shower cubicle, push button low level WC with concealed cistern and twin vanity wash hand basins. Part tiled walls. Recessed ceiling lighting. Ladder style radiator.

Driveway And Detached Double Garage

17'4 x 16'5
To the front is a block paved driveway which provides off road parking and leads to the detached double garage. A front lawn with a path leading to the property. A courtesy gate to the side allows access to the garden. The double garage is fitted with an up and over door. Power and lighting. Double glazed window and door to the garden.

South/Westerly Facing Garden

The rear garden is a real feature and has the ever sought after South/Westerly facing orientation. This mature garden offers a spacious stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking the lawned garden which sweeps around to the side with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

Tenure

We are advised by our vendor that the property is Freehold.
The vendor has also advised us that the property is council tax band G.
We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	