

A FOUR BEDROOM SEMI-DETACHED HOME
WHICH HAS BEEN RENOVATED THROUGHOUT BY THE CURRENT OWNERS
IN A SOUGHT AFTER LOCATION CLOSE TO SCHOOLS AND AMENITIES



45 RUGBY DRIVE, MACCLESFIELD CHESHIRE, SK10 2JD

£370,000

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Having been renovated by the current owners, viewings are highly recommended on this four-bedroom semi-detached home in the popular and sought after location of Tytherington.

The ground floor of the property now features an open plan living and dining area with bi-fold doors to the rear, overlooking the westerly facing garden. The kitchen has been recently fitted and includes a stunning range style cooker. The integrated fridge freezer and dishwasher are hidden away within this sleek and modern design. On this level there is also a large conservatory, WC and integral garage, which is currently being used as a utility space and has plumbing for washing machine and space for dryer.

To the first floor are four bedrooms, with three of these having fitted wardrobes and the family bathroom.

There is a large driveway to the front of the property and a westerly facing garden to the rear which has a patio area and lawn.

Tytherington is also home to several high-quality schools both primary and secondary, making it the perfect choice for families looking to settle in a family-friendly community with a range of shops conveniently located within walking distance. It is close to Macclesfield town centre which has excellent transport links to Manchester, making it an ideal location for commuters.

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

GROUND FLOOR

ENTRANCE HALL	Central heating radiator
LOUNGE	14'7" x 9'2" (4.49m x 2.82m) Electric fire with wooden mantel. Laminate flooring. Central heating radiator. Television point. Open To:
DINING AREA	11'9" x 8'4" (3.63m x 2.55m) Bi-Fold doors leading to back garden. Laminate flooring.
KITCHEN	10'5" x 8'4" (3.23 x 2.55m) Modern units to floor and wall. Integrated fridge freezer and dishwasher. Range style cooker with 5 ring gas hob and extractor hood. Laminate flooring. Central heating radiator.
CONSERVATORY	11'4" x 9'8" (3.49m x 3.00m) Door to rear garden. Central heating radiator.
WC	Low level WC. Washbasin in vanity unit. Central heating towel rail.

A staircase from the hall leads to:

FIRST FLOOR

BEDROOM NO.1	12'9" x 8'8" (3.94m x 2.71m) to wardrobes. Built in wardrobes. Central heating radiator.
BEDROOM NO.2	12'1 x 8'1" (3.71m x 2.48m) Built in wardrobes. Central heating radiator.
BEDROOM NO.3	8'4" x 7'9" (2.59m x 2.41m) Central heating radiator.
BEDROOM NO.4	8'4" x 6'4" (2.59m x 1.97m) Built in wardrobe. Central heating radiator.
BATHROOM	Modern 3 piece white suite with thermostatic shower over bathtub. WC and washbasin in vanity unit. Fully tiled.

GARAGE:

17'4" x 8'1" (5.32m x 2.48m). With light and power. Plumbing for washing machine and space for dryer. Electric up and over garage door.

OUTSIDE:

Large driveway to the front with space for multiple vehicles. Westerly facing garden to the rear with patio and lawn.

SERVICES:

All mains services are connected.

TENURE:

Freehold.

COUNCIL TAX:

Band 'C'

PRICE:

£370,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

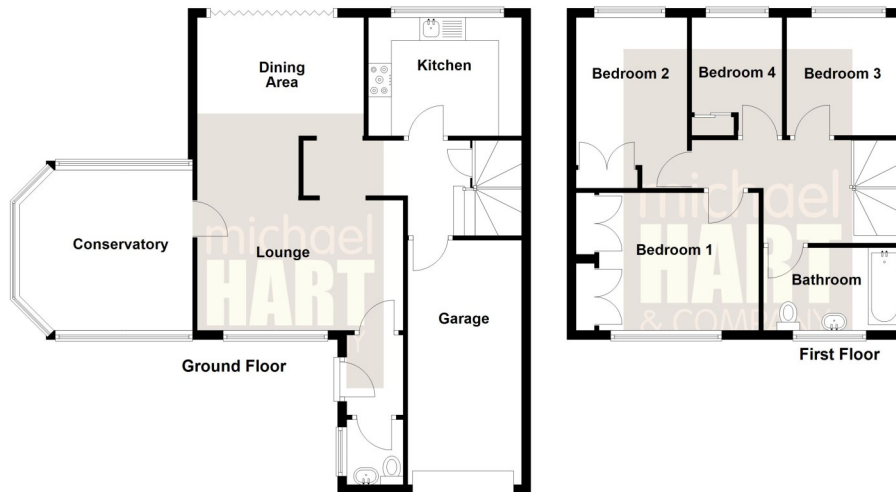
DIRECTIONS:

From Macclesfield town centre, head along the Silk Road (A523) towards Bollington. At the 2nd roundabout turn left onto Brocklehurst Way and take the first right onto Rugby Drive. The house is found on the left hand side.

ENERGY RATING:

EPC rating 'D'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. 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.

