

22 SOUTH ACRE DRIVE
Macclesfield
£645,000



TOTAL FLOOR AREA: 2285 sq.ft. (212.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

Enjoying a stunning position in a quiet cul-de-sac overlooking Leadbeaters Reservoir to the rear, a skilfully extended DETACHED family home with FIVE BEDROOMS, TWO BATHROOMS, FOUR/FIVE RECEPTION ROOMS, double garage and exceptionally private SOUTH FACING GARDEN.

- Stunning DETACHED family home
- CUL-DE-SAC location
- FIVE bedrooms, FOUR/FIVE reception rooms
- TWO bathrooms

- SOUTH facing garden and unique balcony
- Double Garage with electric car charging point
- STUNNING VIEWS over Leadbeaters Reservoir
- uPVC double glazing & Gas fired central heating

£645,000

22 SOUTH ACRE DRIVE

Macclesfield



South Acre Drive is an attractive development constructed in the 1980's situated in an excellent location just a few minutes from town, yet close to open countryside. This particular property is situated at the head of the cul-de-sac and fronted by a double width drive for off road car parking which leads to a double garage with an electric up and over door and an electric car charging port. Special mention must be made of the rear garden which enjoys a sunny southerly aspect and is an extremely private space with two patios and areas laid to lawn. The skillfully extended accommodation provides a flexible layout which is sure to impress. A reception hallway leads into the 25 ft principal lounge, in addition to a

large family room and the heart of the home is an extended breakfast kitchen fitted with an excellent range of units with centre island, quartz worktops, a range style cooker and a lovely breakfast area with double doors to outside. In addition there is a study, separate utility room and downstairs WC. To the first floor there are five bedrooms, all are a comfortable size, with a well appointed en-suite to the master, whilst the second bedroom features French window doors to a large balcony with stunning views over the reservoir. There are three further bedrooms served by a well appointed family bathroom fitted with a modern three piece suite including a thermostatically controlled shower. The house benefits from uPVC double glazing and gas fired central heating run on a Worcester combination boiler. We

highly recommend an internal inspection to appreciate the position and excellent room sizes on offer.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Buxton Road continue to the top and before reaching Buxton Old Road turn right into South Acre Drive. Bear right as the road splits, continue to the top

of the cul-de-sac where the property will be found straight ahead. POSTCODE : SK11 7EW

TENURE

We are informed by our clients that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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