





1, Melford Drive, Macclesfield, SK10 2TW

The Tytherington Links estate is as popular as ever and understandably so when considering the proximity to so many local amenities and facilities, add to this the impressive blend of property and you have a winning formula. This particular property has received many improvements over the past few years and with contemporary fittings and stylish yet neutral decoration throughout, leaves a property ready to move into.

Warmed by gas fired central heating, complimented by uPVC double glazing the accommodation briefly comprises entrance hall, cloakroom, lounge, dining room and kitchen on the ground floor and three bedrooms and a bathroom to the first.

There are immaculate gardens surrounding the property with a neat lawned and hedged garden to the front and side. To the rear the gardens are quite exceptional with a stone flagged patio leading to a neat lawn, bordered by raised stone flower beds, in turn leading to an additional gravel patio area. The beds and borders are beautifully maintained with a host of shrubs bushes and trees to help compliment a delightful area in which to sit. There is also a driveway providing off road parking and access to a single garage.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Manchester Road and shortly after passing the High School turn left into Dorchester Way. Melford Drive is the second turning on the left hand side and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

uPVC front door with double glazed inset window panels. Radiator.

Cloakroom

Low suite W.C. Vanity wash hand basin with mixer tap. Attractive leaded window. Single panelled radiator.

Lounge

12'9 x 10'2

uPVC double glazed bow window. Two wall light points. Double panelled radiator. Archway through to dining room.

Dining Room

8'11 x 8'5

Ceiling cornice. Understairs storage cupboard. uPVC double glazed patio doors to rear garden.

Kitchen

11'5 x 8'5

Single drainer one and a half bowl stainless steel sink unit with mixer tap and white high gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces over. Built-in four ring Zanussi stainless steel gas hob with extractor canopy and built in Zanussi oven. Plumbing for automatic washing machine. Tiled floor. Recessed spotlighting. uPVC double glazed window to front elevation and door to garden. Worcester gas central heating and domestic hot water combination boiler. Vertical radiator.

Landing

Loft access. uPVC double glazed window. Radiator.

Bedroom One

11'4 x 9'0

Built-in wardrobe. uPVC double glazed window. Radiator.

Bedroom Two

9'6 x 8'2

Built-in wardrobes. uPVC double glazed window. Radiator.

Bedroom Three

8'3 x 6'10

uPVC double glazed window. Radiator.

Bathroom

A modern suite comprising a panelled bath with mixer tap, shower attachment and an additional electric Aquatronic shower over. Pedestal wash basin. Low suite W.C. Extractor fan. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Wall mounted medicine cabinet. Vertical chrome heated towel rail.

Outside**Garage**

Up and over door. Power and light.

Gardens

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£369,000

HOLDEN & PRESCOTT





