





4, Blandford Drive, Macclesfield, Cheshire SK11 8WB

Blandford Drive is recognised as one of the areas premier developments and is a lovely location for this townhouse property. Having been well-maintained over the years it is now at the stage whereby it would benefit from some general updating.

The property comprises an entrance hall, cloakroom/W.C., Dining/Kitchen and study to the ground floor. To the first floor, there is a bedroom with a tastefully appointed en-suite and a large lounge with two Juliet balconies. To the second floor, there are further three well-proportioned bedrooms and a bathroom.

To the front of the property there is a driveway allowing parking for four vehicles whilst to the rear, there is a very pleasant and nicely landscaped garden with a neat lawn and a decked seating area which makes for a lovely place to sit and relax and enjoy the outside surroundings. In addition there is a garage which can be accessed via a rear passageway.

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 in a westerly direction towards Broken Cross. On reaching the roundabout with Ivy Road turn right into Bishopton Drive. Follow this road to the end until reaching Blandford Drive.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door. Spindle balustrade to the staircase. Understairs storage cupboard. A Broadband Fibre Termination Point for super fast broadband connection. Ceiling cornice. Dado rail. Single panelled radiator.

Cloakroom/W.C.

Pedestal wash basin with tiled splashback. Low suite W.C. Extractor fan. Single panelled radiator.

Kitchen/Diner

23'07 x 8'07

Single drainer composite sink unit with mixer tap and base cupboard below. An additional range of base and eye level units with contrasting work surfaces over. Built-in electric oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for a dryer. Space for a fridge/freezer. Plumbing for dishwasher. Ceiling cornice. Worcester gas central heating boiler. Double glazed window to front elevation. Double panelled radiator. uPVC double doors leading to the rear garden.

Study

8'01 x 6'10

Ceiling cornice. Double glazed window. Single panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Ceiling cornice. Dado rail.

Lounge

17'03 x 11'11 reducing to 9'02

Wall light points. Ceiling cornice. T.V. aerial point. Two uPVC double glazed French doors opening onto attractive Juliet balconies. Double panelled radiator.

Bedroom One

11'07 x 9'02 (to the wardrobe)

Fitted wardrobe units with fitted beside table with drawers. Recessed spotlighting. Double glazed window. Single panelled radiator.

En-Suite

A fully tiled corner shower cubicle with a detachable shower head over. Wash hand basin with mixer tap set within a storage unit with cupboards and drawers. Concealed cistern low suite W.C. Recessed spotlighting. Partially tiled walls. Tiled flooring. Extractor fan. Double glazed window. Electric underfloor heating controlled from the bedroom. Chrome heated towel rail.

Second Floor

Landing

Spindle balustrade to the staircase. Airing cupboard. Dado rail.

Bedroom Two

12'05 x 9'00 (to the wardrobe)

Fitted wardrobes. Double glazed window. Single panelled radiator.

Bedroom Three

9'09 x 9'00

Double glazed window. Single panelled radiator. Access to a boarded loft which houses the pressurised hot water cylinder.

Bedroom Four

9'01 x 7'11

Double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with electric Mira shower over, a pedestal wash basin and a low suite W.C. Shaver point. Extractor fan. Partially tiled walls. Laminate flooring. Double glazed window. Vertical heated towel rail.

Outside

Gardens

To the front of the property there is parking for approximately four vehicles whilst to the rear, there is a pleasant landscaped garden which incorporates a wooden decking area, a neat lawn and a gravel pathway that meanders to the rear boundary where there is a gate that opens onto the rear passageway which leads to the single garage. The garden is fully enclosed within fenced borders and is further enhanced by the tasteful planting of an array of mature bushes and shrubs.

Garage

Power and light.

£355,000

HOLDEN & PRESCOTT





