





109, Rugby Drive, Macclesfield, Cheshire SK10 2JF

Recently freshly decorated, this house is a blank canvas ready for you to make it your own. Don't miss out on the opportunity to make Rugby Drive your new address - a place where comfort, convenience, and community come together seamlessly. Its a good-sized property offering generous accommodation in a popular residential area.

The accommodation comprises entrance vestibule, cloakroom/W.C., lounge/dining room, inner hallway, kitchen, utility room/shower on the ground floor and three good sized bedrooms and a bathroom to the first floor. The property is warmed by gas fired central heating and has uPVC double glazing.

There are lawned gardens to the front and additional gardens to the rear with well stocked beds and borders. There is a single garage accessed via a good sized driveway which provides parking for a number of cars.

Families will appreciate the proximity to good schools, providing quality education for the little ones. And the best part? This property comes with no chain, allowing for a smooth and hassle-free transition to your new home.

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 the Silk Road in a northerly direction and at the first roundabout turn left into Tytherington Drive. Rugby Drive is the first turning on the right hand side. The property can be found after a short drive on the left.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Porch

uPVC double glazed front door with adjoining windows. Telephone point. Radiator.

Cloakroom/W.C.

Low suite W.C. Pedestal wash basin with tiled splashback. A Worcester Greenstar gas central heating and domestic hot water condensing boiler. uPVC double glazed window.

Lounge/Dining Room

21'11 x 14'0 reducing to 12'5

A floor mounted gas fire set within a tiled hearth with timber fire surround. T.V. Aerial point. Ceiling cornice. uPVC double glazed windows to the front elevation and patio doors to the rear. Two single panelled radiators.

Inner Hallway

Understairs storage cupboard. Storage cupboard. Radiator.

Kitchen

9'11 x 8'9

A single drainer composite sink one and a half bowl sink unit with central mixer taps and 'Shaker' style base units below. An additional range of matching base and eye level units with contrasting work surfaces and matching splashbacks. Built-in four ring gas hob with extractor hood over. Built-in oven. Built-in fridge freezer. Recessed spotlighting. uPVC double glazed window and door to rear garden. Double panelled radiator.

Utility Room/Shower Room

8'5 x 8'4

Fully tiled double shower cubicle with thermostatic shower. Recessed spotlighting. Extractor fan. Meters. A Chrome vertical heated towel rail.

First Floor

**Landing**

Access to loft.

Bedroom One

14'1 z 10'10

Airing cupboard housing a lagged hot water cylinder and immersion heater. Built-in wardrobe. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'6 x 8'10

Built-in wardrobe. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'11 x 8'10

T.V. Aerial point. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bathroom

A suite comprising a panelled bath with Gainsborough electric shower over, pedestal wash basin and a low suite W.C. Part tiled walls. uPVC double glazed window. Radiator.

Outside**Garage/Store**

12'4 x 8'6

Power and light.

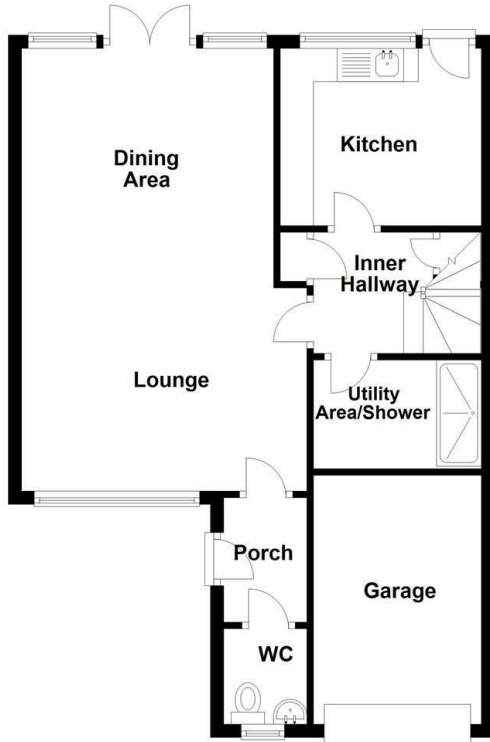
Gardens

To the front of the property there is a neat lawned garden which lies adjacent to an attractive driveway which provides parking for two vehicles and in turn leads to the garage/store. To the rear of the property there is a generous private garden which is primarily laid to lawn with flowerbeds and borders, patio area and a timber garden shed.

£309,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

