





22, Melford Drive, Macclesfield, Cheshire SK10 2TW

Situated in the highly sought-after area of Tytherington, this impressive five-bedroom detached family home is presented in immaculate condition and offers spacious, well-balanced accommodation ideal for modern family living. The property enjoys a convenient position close to highly regarded schools, local amenities, and is just a short drive from Macclesfield town centre and the railway station.

The thoughtfully planned accommodation comprises an entrance vestibule leading to a generous lounge, a modern breakfast kitchen, cloakroom/WC, formal dining room, and a bright conservatory to the rear, creating excellent ground-floor living and entertaining space. To the first floor are five well-proportioned bedrooms, all served by a family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set behind a substantial driveway providing ample off-road parking and access to a garage, offering additional parking or valuable storage. The enclosed rear garden is mainly laid to lawn with fenced and hedged borders while a stone-flagged patio tucked to the side of the property provides the perfect spot to enjoy sunny days.

Combining space, presentation, and an excellent location, this superb home represents an outstanding opportunity for growing families.

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 right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Vestibule

Composite front door with glazing inset. uPVC double glazed leaded style window. Double panelled radiator.

Lounge

16'11 x 13'00

Living flame gas fire set within a classical style feature fireplace. Ceiling cornice. Wall light points. Handrail and spindle balustrade to the staircase. uPVC double glazed leaded windows to the bay. Two double panelled radiators. Open way through to the Dining Room.

Breakfast Kitchen

14'03 x 11'02 max

One and a half bowl composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring gas hob with extractor hood over. Integrated dishwasher. Space for an American style fridge/freezer. Space for washer/dryer. Understairs storage cupboard. uPVC double glazed window. uPVC door opening onto the rear garden. Vertical radiator.

Cloakroom/W.C.

Washbasin with tiled splashback. Low suite W.C. uPVC double glazed window. Double panelled radiator.

Dining Room

9'00 x 7'10

Ceiling cornice. uPVC sliding doors to the Conservatory.

Conservatory

11'02 x 9'10

Ceiling fan. uPVC double glazed windows. uPVC double doors opening onto the rear garden.

First Floor

Landing

Handrail and spindle balustrade to the staircase. Access to a fully boarded loft with lighting via a pull-down ladder.

Bedroom One

11'03 x 9'09

Ceiling cornice. uPVC double glazed leaded style window. Single panelled radiator.

Bedroom Two

15'05 x 7'11

uPVC double glazed leaded style window. Double panelled radiator.

Bedroom Three

11'01 x 10'01

Floor to ceiling fitted mirror-fronted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Four

10'09 max x 7'10

uPVC double glazed window. Double panelled radiator.

Bedroom Five

7'11 x 6'10

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with electric rainfall shower and additional shower attachment, a pedestal washbasin with mixer tap and a low suite W.C. Fully tiled walls. Ceiling cornice. Extractor fan. Airing cupboard. uPVC double glazed leaded style window. Double panelled radiator.

Outside

Garage

17'09 x 8'09

Up and over door. Power and light. Currently houses a chest freezer and tall fridge/freezer as well as the Vaillant combination condensing boiler.

Gardens

The property is set behind a block-paved driveway providing off-road parking and access to the garage. Adjacent to the driveway is a neatly maintained garden featuring raised beds and mature hedging. To the rear, the fully enclosed garden offers a stone-flagged patio seating area and a generous, well-maintained lawn, complemented by an attractive variety of bushes and shrubs. Along the side of the property there is a further stone-flagged seating area. An additional feature is courtesy outdoor lighting, enhancing both practicality and ambience.

Tenure

Freehold

£475,000





