





## 27, Sandwich Drive, Macclesfield, Cheshire SK10 2UD

Located in the highly sought-after area of Tytherington and overlooking Tytherington Park and play area, this well-presented three-bedroom detached family home occupies a prime position close to well-regarded local schools and the local leisure centre, making it ideal for growing families.

The spacious and well-planned accommodation comprises, to the ground floor, an entrance hall, lounge, kitchen, dining room, utility room, cloakroom/WC, and a bright conservatory overlooking the rear garden. To the first floor, there is a generous master bedroom with dressing area and en-suite shower room, two further bedrooms, and a contemporary family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set back behind a neatly maintained lawn with fencing and hedging, while a tarmacadam driveway provides off-road parking, access to the garage, and an EV charging point. To the rear, the fully enclosed garden is mainly laid to lawn with fenced boundaries and features a raised stone-flagged patio, creating an excellent space for outdoor seating and entertaining.

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.

Travel out of Macclesfield along Beech Lane and turn left into Dorchester Way before reaching the main traffic lights in Tytherington. Take the fifth turning on the right hand side into Sandwich Drive. The property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Ground Floor**

**Entrance Hall**

Composite front door with glazing inset. Handrail to the staircase. Tiled flooring. Single panelled radiator.

**Lounge**

14'10 x 9'08

Electric living flame fire set within a classical feature fireplace. Laminate flooring. uPVC double glazed window with plantation shutters. Open way through to the Dining Room.

**Dining Room**

7'07 x 7'04

Laminate flooring. Single panelled radiator. Open way through to the Conservatory.

**Kitchen**

11'01 x 9'02 max

Single drainer one and a half bowl stainless steel 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 dishwasher. Integrated fridge/freezer. Space for a range style cooker with extractor hood over. Recessed spotighting. Tiled flooring. Understairs storage cupboard. Two uPVC double glazed windows. Double panelled radiator.

**Utility**

5'03 x 3'02

work surface with cupboards and plumbing for automatic washing machine below. The Vaillant central heating and domestic hot water boiler. Tiled flooring. uPVC door opening at the side elevation.

**Cloakroom/W.C.**

Washbasin with mixer tap, tiled splashbacks and storage below. Low suite W.C. Recessed spotighting. uPVC double glazed window. Chrome heated towel rail.

**Conservatory**

13'04 x 9'07

uPVC double glazed windows. Laminate flooring. uPVC double doors opening onto the rear garden. Double panelled radiator.

**First Floor**

**Landing**

Handrail and spindle balustrade to the staircase. Loft access. Airing cupboard housing the hot water cylinder. Laminate flooring.

**Bedroom One**

10'10 x 9'08

Laminate flooring. uPVC double glazed window with plantation shutters. Single panelled radiator. Open way to Dressing Area.

**En-suite Shower Room**

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over and a combined vanity unit with concealed cistern W.C. and washbasin with mixer tap and tiled splashback. Electric shaver point. Recessed spotlighting. Tiled flooring with underfloor heating. uPVC double glazed window. Chrome heated towel rail.

**Bedroom Two**

9'05 x 8'09

Laminate flooring. uPVC double glazed window. Single panelled radiator.

**Bedroom Three**

9'08 x 6'03

Built-in wardrobe with shelving. Laminate flooring. uPVC double glazed window. Single panelled radiator.

**Family Bathroom**

Panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment, a combined vanity unit with washbasin with mixer tap and concealed cistern W.C. Partially tiled walls. Electric shaver point. Extractor fan. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

**Outside**

**Garage**

19'01 x 8'01

Up and over door. Power and light.

**Gardens**

The property is set back behind a well-maintained garden enclosed by a combination of fence panels and hedging. A tarmacadam driveway to the side provides convenient off-road parking and benefits from an EV charging point. To the rear, the garden is arranged over two tiers and is predominantly laid to lawn and complemented by a stone-flagged patio area ideal for outdoor seating and entertaining.

**Tenure**

Freehold

**£455,000**





