



8 RYDAL PLACE MACCLESFIELD SK11 7XU

**** NO ONWARD CHAIN **** A spacious four bedroom detached family home set back from the road and situated in a highly regarded residential area of Macclesfield within walking distance of Ivy Bank school, local shops and local public transport. Although the accommodation would benefit from some general cosmetic updating, the accommodation is spacious and allows the new owner(s) to put their own stamp on it. Enjoying excellent family accommodation throughout, the property in brief comprises; dining hall, generous size living room, kitchen, conservatory and downstairs wet room. To the first floor there are four bedrooms and a family bathroom. To the front of the property is a lawned garden and driveway providing off road parking leading to the integral garage, whilst to the rear is a low maintenance private garden, laid mainly to lawn. Fenced and enclosed with access down the side of the property to the front.

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Park Lane, continue through the traffic lights with Congleton Road and Oxford Road. Take the second turning onto Valley Road, then take the first right onto Shadewood Road and first left onto Grasmere. Follow the road round onto Rydal Place, where the property will be found after a short distance on the right hand side.

Dining Hall

17'10 x 8'10
With ample space for a dining table and chairs. Stairs lead to first floor landing. Double glazed window to the side aspect. Radiator.

Living Room

17'10 x 12'0
Generous size living room featuring a coal effect living gas fire and surround. Double glazed window to the front aspect. Radiator.

Breakfast Kitchen

12'4 x 11'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. One and a quarter bowl sink unit with mixer tap and drainer. Inset five ring "Neff" gas hob with extractor hood. Built in "Neff" double oven. Integrated "Neff" dishwasher and fridge all with matching cupboard fronts. Breakfast bar. Recessed ceiling spotlights. Double glazed window to the rear aspect and door to the conservatory.

Conservatory

13'5 x 11'2 max
Generous conservatory with double glazed windows and door opening to the rear garden.

Downstairs Wet Room

Walk in shower, low level WC with concealed cistern and vanity wash hand basin. Tiled floor and walls. Chrome ladder style radiator. Double glazed window to the rear and side aspect.

Stairs To First Floor Landing

Double glazed window to the side aspect. Radiator. Cupboard housing a Worcester boiler.

Bedroom One

12'0 x 11'2
Double bedroom with two double glazed windows to the front aspect. Radiator.

Bedroom Two

11'2 x 10'0
Double bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

Bedroom Three

11'2 x 6'8
Single bedroom with double glazed window to the side aspect. Radiator.

Bedroom Four

8'10 x 6'4
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a coloured suite comprising; tiled panelled bath, low level WC and pedestal wash basin. Tiled walls. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A driveway providing off road parking leading to the integral garage. Lawned garden to the side.

Integral Garage

Timber door with a courtesy personnel door. Electric light and power. Plumbing for a washing machine and space for additional appliances. Built in storage cupboard. Double glazed window to the rear aspect. Courtesy door to the garden.

Rear Garden

A private low maintenance private garden, laid mainly to lawn. Fenced and enclosed with access down the side of the property to the front.

Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 29 September 1967.

The vendor has also advised us that the property is council tax band D.

We would recommend any perspective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 61 | 80 |
| | | EU Directive 2002/91/EC | |