



5 Ridge View, Macclesfield, SK11 8DB

This beautifully presented four double bedroom detached home is conveniently located within walking distance of excellent schools, the town centre and its excellent public transport links. The property is full of character and charm by way of latch lock doors and feature beams. The property itself is set back from the road behind a well stocked front garden and large pebbled driveway which provides off road parking and leads to the garage. In brief the property comprises, reception hallway with stairs to first floor, downstairs WC, sitting room featuring a gas log burner, dining room, conservatory, utility and breakfast kitchen. To the first floor there are four excellent size bedrooms (master bedroom with en-suite) and family bathroom. The well established rear garden has been skilfully landscaped with an attractive patio area ideal for 'Al-fresco' dining or to just simply relax and enjoy the beautiful flower beds that offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden edged with a pebbled path leading to different areas of the garden.

£485,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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

Proceed out of Macclesfield along Park Lane. At the third set of lights turn left onto Ryles Park Road, follow the road to the top and turn left onto Ridge View where the property will be found on the left hand side.

Entrance Hallway

Accessed via uPVC front door. Radiator. Stairs to first floor landing. Inset spotlights. uPVC bow window to front aspect with window seat. Feature beams. Large useful storage cupboard.

Downstairs WC

Low level WC and wall mounted sink unit. Radiator. uPVC frosted double glazed window to side aspect.

Sitting Room

19'5 x 14'10

Feature brick fireplace with inset gas log burner with stone hearth. Two uPVC double glazed windows to side aspect. uPVC bow window to front aspect. TV point. Two radiators. Feature beams.

Dining Room

13'0 x 9'3

uPVC double glazed window to side aspect. Radiator. Feature beams. Door into conservatory.

Breakfast Kitchen

12'8 x 11'0

Fitted with a range of base and wall mounted units with work surfaces over and tiled returns. Breakfast bar. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor over. Built-in Zanussi microwave and oven. Integrated dishwasher with matching cupboard front. Space for fridge/freezer. Radiator. uPVC double glazed window to rear aspect.

Conservatory

12'0 x 9'4

Double glazed windows and French doors opening onto the patio area.

Utility Room

8'10 x 5'5

Space and plumbing for washing machine. Boiler. Tiled flooring. uPVC double glazed window to rear aspect. Radiator. Door to rear aspect.

WC

Low level WC and wall mounted wash basin. Frosted uPVC double glazed window to rear aspect. Tiled floor. Radiator.

FIRST FLOOR

Landing

Radiator. Loft access (the vendor has advised that there is a pull down ladder).

Bedroom One

22'3 x 12'0

Dual aspect bedroom with uPVC double glazed window to front and rear aspect. Two radiators. Inset spotlights. Loft access.

En-Suite

Fitted with push button low level WC, vanity wash basin with mixer tap and separate shower cubicle. Chrome ladder style towel radiator. Frosted uPVC double glazed window to rear aspect. Part tiled walls. Inset spotlights.

Bedroom Two

15'6 x 13'0

With space for king size bed. uPVC double glazed window to front aspect. Radiator.

Bedroom Three

13'0 x 11'8

With space for king size bed. uPVC double glazed window to rear aspect. Radiator.

Bedroom Four

13'3 x 8'0

Excellent size fourth bedroom with uPVC double glazed window to front aspect. Radiator.

Bathroom

Fitted with panelled bath with shower over and screen to side, pedestal wash basin with mixer tap and low level WC. Part tiled walls. Ladder style towel radiator. Frosted uPVC double glazed window to rear aspect. Storage cupboard. Inset spotlights.

OUTSIDE

Front

To the front there is a generous size pebbled driveway which provides ample off road parking and leads to the attached garage. There is also the wiring for an electric car charging point. The front garden has a range of tree shrubs and well stocked borders.

Rear

The well established rear garden has been skilfully landscaped with an attractive patio area ideal for 'Al-fresco' dining or to just simply relax and enjoy the beautiful flower beds that offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden edged with a pebbled path leading to different areas of the garden. There is also a fabulous 'Gabriel Ash' green house. Fencing to the boundaries provides a high degree of privacy. Courtesy gate to the side allowing access to the front. Water tap.

Garage

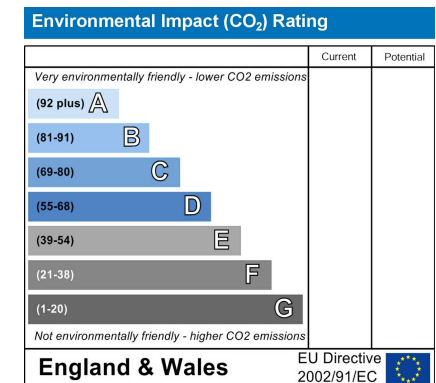
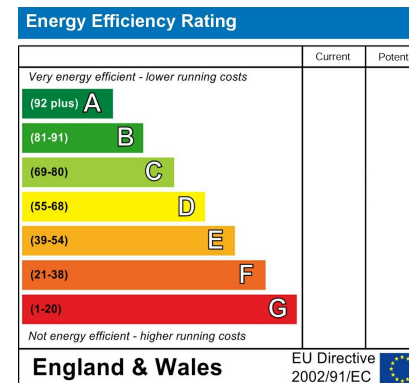
18'0 x 12'2

With electric up and over door. Two uPVC double glazed windows to side aspect. Lighting and power.

TENURE

The vendor has advised that the property is Freehold. The vendor has also advised that the property is council tax band F.

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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