



FOR SALE  
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# 1 Lutyens Close, Macclesfield, SK10 3RX

A beautifully appointed property providing spacious and versatile family accommodation enjoying a favourable position within this select development off Victoria road. The present owners have given careful consideration to its detail and finish as to provide a perfect balance for the new owners providing a delightful home, ideal for family occupation. A prime and sought after residential location due to its close proximity to excellent schools including Fallibroome Academy, Macclesfield General Hospital coupled with West Park and the town centre, all considered within reasonable walking distance. This well proportioned family home is superbly presented and well maintained offering 'ready to move in to' accommodation. In brief the property comprises; covered porch and front door opening to the entrance vestibule and study/store room. The elegantly presented living room has double doors opening to the family/dining kitchen. The impressive kitchen has integrated appliances and is complimented with a utility room. To the first floor are four bedrooms (one with a stylish en suite) and family bathroom. The block paved driveway to the front offers off road parking, whilst the Southerly facing rear garden is a real feature and has been skilfully landscaped with a spacious patio as well as an additional patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained artificial lawn with various shrubs to the borders.

## £522,500

### 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

Leaving Macclesfield along Prestbury Road, take the first left at the mini roundabout onto Victoria Road (continuing past Macclesfield General Hospital) and continue to the roundabout at the top of the road. Take the 1st exit onto Eldon Road and then follow the road around to the left where you will find Lutyens Close on the right hand side. The property can then be found on the left hand side.

#### Entrance Vestibule

Stairs to first floor landing. Ceiling coving. Radiator.

#### Study/Store Room

10'0 x 8'0

Fitted with a range of built in units.

#### Living Room

16'0 x 11'0

Elegantly presented living room featuring a double glazed bay window to the front aspect. Laminate floor. Ceiling coving. Radiator. Double doors to the family/dining kitchen.

#### Family/Dining Kitchen

#### Family/Dining Area

20'0 x 14'7

Featuring a log burning stove and vaulted ceiling. Double glazed French doors to the garden. Two Velux windows. Ample space for a sofa, table and chairs. Laminate floor. Recessed ceiling spotlights. Radiator.

#### Breakfast Kitchen

13'8 x 9'0

Beautifully appointed kitchen suite with a comprehensive range of base units with granite work surfaces over and matching wall mounted cupboards with under lighting. Tiled returns. Underhung sink unit with mixer tap. Five ring gas hob with extractor hood over. Built in double oven. Integrated dishwasher with matching cupboard front. A feature breakfast bar with matching granite work surface and stool recess. Laminate floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Velux window.

#### Utility Room

9'0 x 4'6

Space for an American fridge freezer, washing machine and tumble dryer. Floor unit with granite work surface over. Under stairs storage cupboard. Window and door to the side aspect. Recessed ceiling spot lights. Laminate floor. Radiator.

#### Stairs To First Floor Landing

Built in storage cupboard.

### Master Bedroom

14'0 x 9'5

Double bedroom fitted with a range of fitted wardrobes with sliding doors. Double glazed bay window to the front aspect. Attractive wood laminate flooring. Recessed ceiling spotlights. Radiator.

### Stylish En-Suite Shower Room

Stylish en-suite shower room comprising; walk in shower with rainfall shower head, low level WC with concealed cistern and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Double glazed window to the front aspect. Ladder style radiator.

### Bedroom Two

11'5 x 9'1

Double bedroom with double glazed box bay window to the front aspect. Radiator.

### Bedroom Three

9'0 x 9'0

Good size third bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

### Bedroom Four/Study

9'2 x 9'0 max

Fitted with a range of cupboards and desk. Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; P-shape panelled bath low level W.C and pedestal wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator.

### Outside

#### Driveway

The block paved driveway to the front provides off road parking and a courtesy gate to the side allowing access to the garden.

#### Bike Store

9'5 x 3'6

Previously a conventional garage and now a bike store after converting to a utility and study/store room with the front part sectioned off to create a bike store. Up and over door to the front.

#### Southerly Facing Garden

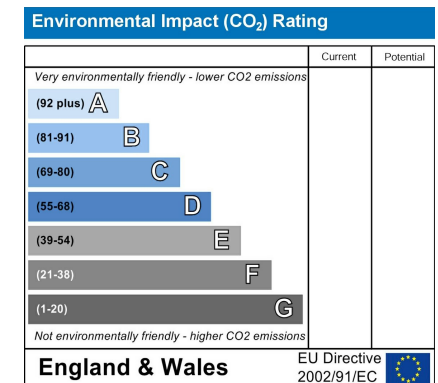
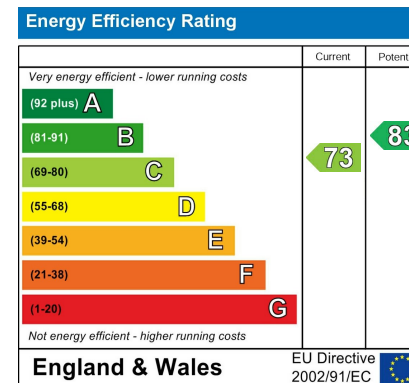
The Southerly facing garden is a real feature and has been skilfully landscaped with a spacious patio as well as an additional patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained artificial lawn with various shrubs to the borders. Fenced and enclosed with a courtesy gate to the front.

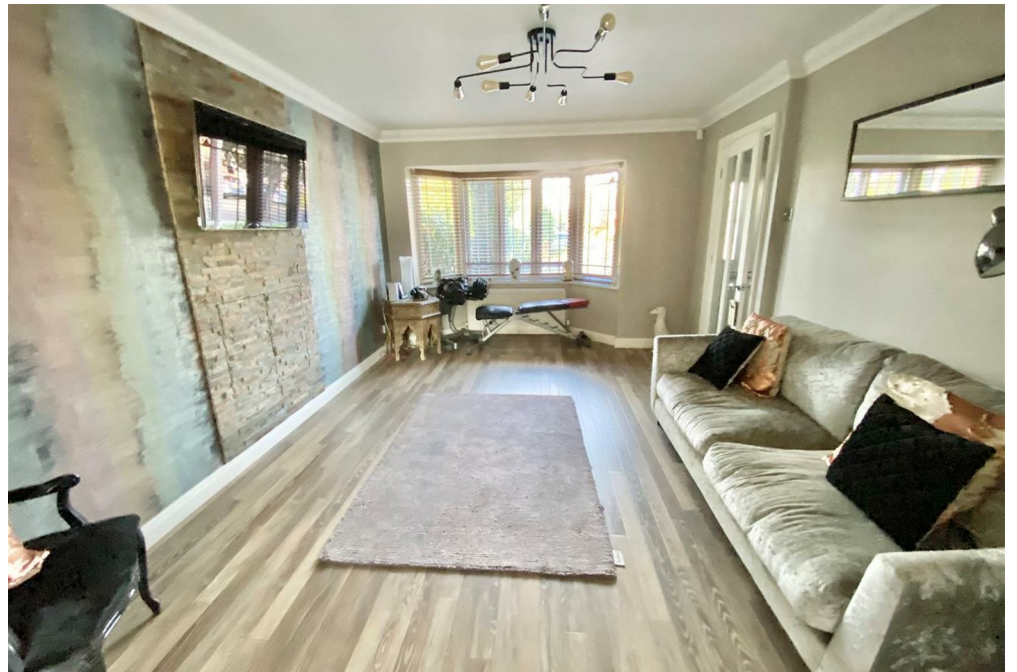
#### Tenure

We are advised by the vendor that the property is Leasehold and that the lease is 999 years from 1st September 1991 with an annual cost of £120.

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

We would recommend any prospective 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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