



*jordan* fishwick

62 RUGBY DRIVE MACCLESFIELD SK10 2JD

£435,000



## 62 RUGBY DRIVE MACCLESFIELD SK10 2JD

A substantial four bedroom link-detached family home of generous proportions throughout. The accommodation would suit a variety of buyers with a real feature being the lower ground floor accommodation appealing to those looking for versatility with having a self contained area. Located within a select and desirable development in Tytherington and set back behind a driveway with a generous size garden to the rear, offering a high degree of privacy and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools as well as within easy walking distance of the local shops, the Middlewood Way and River Bollin which will have particular interest for those who enjoy walking. In brief the property comprises; entrance vestibule, living room featuring a log burning stove, dining room with French doors opening to the garden, snug, breakfast kitchen, utility room, sitting room/study, inner hallway to a shower room and bedroom four. To the first floor there are three bedrooms and a shower room. To the front of the property is a driveway providing ample off road parking. The well maintained lawned garden has a stone patio area offering the ideal place for entertaining and "al fresco" dining. An array of attractive plants, flowers and shrubs to the borders. A gate with access to a further secluded lawned garden and useful summer house with power.

### 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 in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way. Rugby Drive is then the first turning on the right. The property will be found a little further down on the right hand side.

### Entrance Vestibule

Composite front door. Built in cloaks cupboard plus additional storage cupboard with built in shelves.

### Living Room

16'10 x 11'2  
Decorated in neutral colours and featuring a log burning stove. Double glazed window to the front aspect. Ceiling coving. Radiator.

### Dining Room

14'5 x 9'10  
Double glazed French door to the garden. Stairs to the first floor landing. Ceiling coving. Radiator.

### Snug

11'1 x 6'6  
Double glazed window to the rear aspect. Attractive wood laminate floor. Under stairs storage. Radiator.

### Breakfast Kitchen

17'0 x 11'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset double bowl stainless steel sink unit with mixer tap and drainer. Space for a Range cooker and fridge freezer. Two double glazed windows overlooking the rear garden. Door to the garden. Recessed ceiling spotlights. Radiator. Space for a table and chairs.

### Utility Room

5'4 x 5'4  
Space for a washing machine. Wall mounted boiler.

### Sitting Room/Study

15'1 x 8'1  
Versatile room with double glazed window to the front and side aspect. Access to the loft space. Radiator.

### Inner Hallway

### Shower Room

Fitted with a walk in shower room, push button low level WC and wash hand basin. Tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights.

### Bedroom Four

12'10 x 8'5  
Double bedroom with double glazed window to the front aspect. Radiator.

### Stairs To The First Floor

Double glazed window to the side aspect. Built in airing cupboard. Radiator.

### Bedroom One

10'0 x 9'5  
Double bedroom decorated in neutral colours with double glazed window to the front aspect. Radiator.

### Dressing Area

8'0 x 6'0  
A dressing area fitted with a range of floor to ceiling wardrobes and drawers.

### Bedroom Two

10'0 x 8'3  
Double bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

### Bedroom Three

11'3 x 6'7  
Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Shower Room

Walk in shower, push button low level WC and vanity wash hand basin. Radiator. Recessed ceiling spotlights. Tiled floor and walls.

### Outside

#### Driveway

A block paved driveway to the front provides ample off road parking with a lawned area to the side. Gated side access leads to the rear garden.

#### Garden

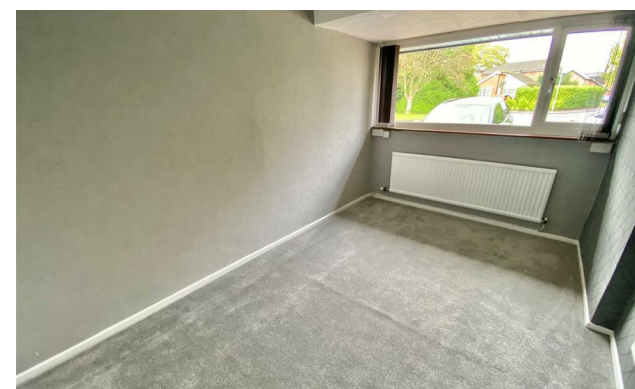
The well maintained lawned garden has a stone patio area offering the ideal place for entertaining and "al fresco" dining. An array of attractive plants, flowers and shrubs to the borders. A gate with access to a further secluded lawned garden and useful summer house with power. A courtesy gate to the side with ample space for storage sheds and bins.

#### Tenure

The vendor has advised us that the property is Leasehold and that the lease is 999 years from 29th September 1967.

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

We would recommend any prospective 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 | 70                      | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |