



17 Rydal Place, Macclesfield, SK11 7XU

A spacious four double 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. Having been remodelled over recent years by the current owner and having an excellent EPC rating, this stunning family home has been transformed into a most splendid and highly distinguished residence of considerable merit. The present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. Enjoying excellent family accommodation throughout and in brief comprises; entrance hallway, living room, dining area, comprehensively fitted kitchen, open plan family/ breakfast kitchen and utility room. There is also a master bedroom to the ground floor with access to a Jack and Jill en-suite shower room and walk in wardrobe. To the first floor are three generous bedrooms and a family bathroom with separate shower cubicle. To the front of the property is a lawned garden and driveway providing off road parking leading to the bike store, whilst a courtesy gate to the side provides access to the fabulous Southerly facing garden, laid mainly to lawn with a stone patio area to sit and entertain both friends and family. Hedging to the boundaries provide a high degree of privacy.

£450,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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 left hand side.

Entrance Hallway

Access via a composite front door. Laminate floor. Stairs to the first floor. Cloaks hanging space. Radiator.

Living Room

21'10 x 11'4
Generous size living room featuring an electric fire. Two double glazed windows to the front aspect. Radiator. Open to the dining room.

Sitting Area

12'0 x 10'0
Space for a dining table and chairs. Radiator. Sliding doors to the family area.

Family Dining/Kitchen

22'6x 12'0

Family Area

12'0 x 11'0
Ample space for a sofa and chair. Sliding patio doors to the garden. Contemporary radiator.

Kitchen

12'0 x 11'6
Beautifully appointed kitchen suite with a comprehensive range of base units with Quartz work surfaces over and matching wall mounted cupboards. Inset sink unit with instant hot water tap. Integrated appliances include a dishwasher and fridge with matching cupboard fronts. Four ring electric hob with extractor hood above. Built in double oven with integrated microwave oven. Breakfast bar with stool recess. Open plan to the dining and family area. Three sola tubes allowing natural light to flood in. Recessed ceiling spotlights. Laminate floor.

Dining Area

11'5 x 8'5
Ample space for a dining table and chairs. Recessed ceiling spotlights. Radiator. Laminate floor.

Utility Room

9'0 x 7'8
Wall and floor units. Space for washing machine and tumble dryer. Wall mounted boiler. Double glazed window to the side aspect.

Master Bedroom

16'8 x 12'0
The master bedroom is elegantly presented and offers space for a super king size bed, wardrobes and dressing table. Double glazed French doors to the garden. Radiator.

Walk In Wardrobe

8'0 x 5'10
Ample hanging space. Recessed ceiling spotlights.

Jack And Jill Shower Room

Accessed from the hallway and master bedroom and fitted with a white suite comprising shower cubicle, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator.

Stairs To The First Floor Landing

Access to the loft space. Radiator.

Bedroom Two

12'8 x 11'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

11'5 x 11'0

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

Bedroom Four

11'0 x 10'10

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

Family Bathroom

Fitted with a panelled bath, push button low level WC and wash basin with vanity cupboard below. Recessed ceiling spotlights. Chrome ladder style radiator. Two double glazed windows to the rear aspect.

Outside

Driveway

The driveway provides off road parking leading to the bike store. Open plan lawned garden to the side. Electric car charging point. Gated access to the side of the property leading to the rear garden.

Bike Store

8'0 x 6'7

Previously a conventional garage and now a bike store after converting the rear part to a utility room and the front part sectioned off to create a bike store.

Southerly Facing Garden

This mature garden has a spacious stone patio ideal for entertaining family and guests or to just simply relax and overlooks a well maintained lawn with various shrubs and hedging to the borders. A courtesy gate to the sides.

Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 29 September 1967

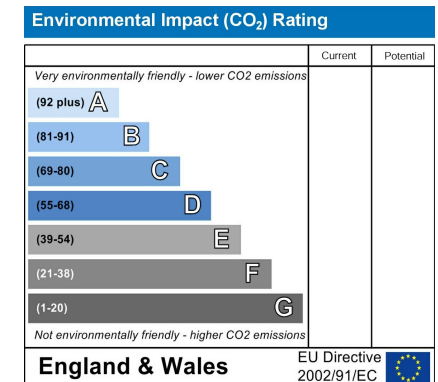
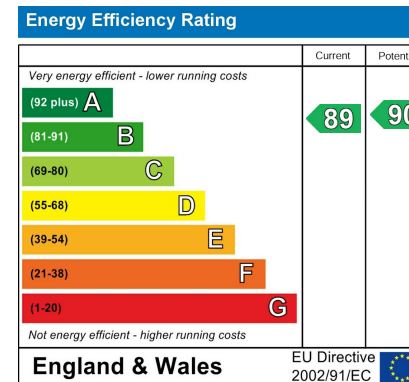
The vendor has also advised that the property is council tax band D.

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

Agent Notes

The property is fitted with solar panels. The vendor has advised us that they own the solar panels.

We would advise 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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