



*jordan fishwick*



# 52 Ryles Park Road, Macclesfield, SK11 8AL

A most impressive four bedroom family home set within beautiful gardens and situated on one of Macclesfield's most sought after roads and conveniently located within walking distance of South Park, excellent schools, the town centre and its excellent public transport links. This particular property has been in the same family for many years and provides generous accommodation with a family friendly layout. In brief the property comprises; entrance hallway, downstairs WC, boot room, spacious living room, sitting room, breakfast kitchen and utility room. To the first floor is a spacious landing with access to four well proportioned bedrooms (en-suite to the second bedroom and roof terrace off the forth bedroom) and family bathroom. Externally, the house is set back behind a block paved driveway with ample off road parking leading to the detached garage. The well established garden consist of lawn areas and patio terraces with various shrubs and hedging to the borders.

## £595,000

### 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 where the property will be found on the left hand side.

#### Porch

Tiled floor.

#### Entrance Hallway

Stairs to first floor landing. Under stairs storage cupboard. Radiator.

#### Downstairs WC

Low level WC and pedestal wash hand basin. Double glazed window to the rear aspect. Part tiled walls. Radiator.

#### Boot Room

7'0 x 5'0

Double glazed window to the rear aspect.

#### Living Room

20'0 into bay x 13'6

Spacious living room featuring a coal effect living flame gas fire and surround. Ceiling rose. Picture rails. Ceiling coving. Double glazed bay window to the front aspect.

#### Dining Room

14'10 x 13'4

With ample space for a table and chairs. Double doors to the conservatory. Radiator.

#### Breakfast kitchen

11'0 x 11'0

Fitted with a range of wall mounted and base units with work surfaces over and tiled splash backs. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap and two drainers. Four ring gas hob with concealed extractor hood above. Built in "Bosch" double oven. Radiator. Window to the front aspect. Doorway to the utility room.

#### Utility Room

7'0 x 4'4

Space for a washing machine and dishwasher. Double glazed window to the rear aspect and door to the side giving access to the garden. Wall mounted Vaillant boiler. Built in storage cupboard.

#### Stairs To The First Floor

Staircase to the first floor. Double glazed window to the front aspect. Radiator.

### Master Bedroom

13'4 x 13'1

Generous size master bedroom with double glazed window to the front aspect. Radiator. Built in wardrobe and drawers.

### Bedroom Two

11'0 x 8'6

Double bedroom with double glazed window to the rear aspect. Built in wardrobes and drawers. Radiator.

### En-Suite

Shower cubicle, low level WC and pedestal wash basin. Double glazed window to the rear aspect.

### Bedroom Three

13'4 x 9'8

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

### Bedroom Four

10'0 x 8'0

Well proportioned bedroom with double glazed patio doors to the roof terrace.

### Roof Terrace

A pleasant place to sit with views towards the hills and beyond.

### Family Bathroom

Fitted with a panelled bath with shower fittings over, low level WC and pedestal wash basin. Part tiled walls. Built in airing cupboard. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway

25'0 x 12'0

To the front is a block paved driveway providing off road parking with an attractive front lawn and hedging to the perimeter.

#### Detached Garage

Up and over door. Electric power and lighting. Courtesy door to the side. Double glazed window to the rear aspect.

#### Garden

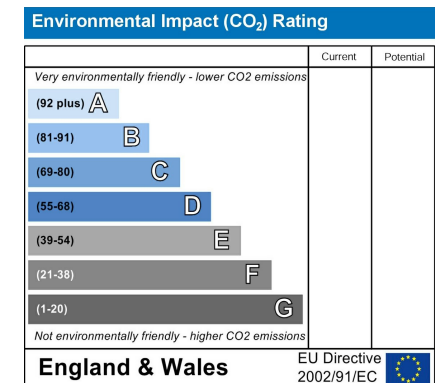
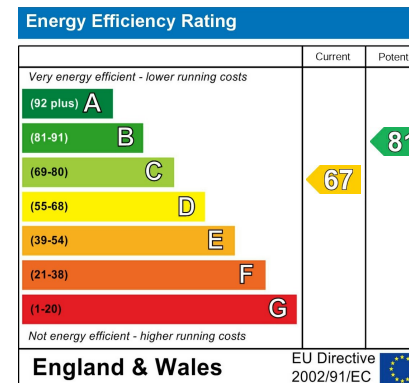
The well established garden consist of lawn areas and patio terraces with various shrubs and hedging to the borders. Far reaching views over fields and mature trees beyond.

#### 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 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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