



BLUEBERRY WAY

23 FBD

Altex

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# 5 Blueberry Way, Macclesfield, SK10 3GS

A modern appointed four double bedroom detached property offering spacious accommodation throughout. Located within the highly desirable Jasmine Park development completed by Taylor Wimpey and within close proximity of local shops at Broken Cross, excellent schools such as Whirley school and Fallibroome Academy coupled with local public transport providing an excellent transfer to Macclesfield town centre and main train station. In brief the property comprises; entrance hall with stairs leading the first floor, downstairs WC, living room with door opening to the dining room and modern fitted kitchen with many integrated appliances. To the first floor are four double bedrooms (master with en-suite) and family bathroom. A driveway to the front provides off road parking and leads to an integral garage. To the rear is a fenced and enclosed rear garden mainly laid to lawn with a stone patio area and flower beds to the borders. VIEWING ESSENTIAL.

## £475,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Jasmine Park is long established as a favourable and sought after location to live. A prime residential area given its abundance of modern and established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross" and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The hospital and leisure centre are also within close proximity to the property. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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 Chester Road (passing the fire station on the left hand side) to the roundabout at Broken Cross, carry straight over onto Chelford Road and take the first right onto Whirley Road. Take the second right onto Jasmine Avenue (Jasmine Park development) where the property will be found ahead on Blueberry Way.

#### Hallway

Stairs to first floor. Inset mat. Under-stairs storage cupboard. Recessed ceiling spotlights. Radiator.

#### Downstairs WC

Push button low level WC and pedestal wash basin. Tiled floor. Recessed ceiling spotlights. Radiator.

#### Living Room

14'4 x 13'5

Elegant reception room featuring a "DRU" style living flame fire. Double glazed French doors to the garden. Radiator.

#### Dining/Family Room

13'6 x 10'3

Spacious reception room with double glazed French doors opening to the rear patio. Radiator.

#### Kitchen

16'6 x 9'1

Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with stainless steel extractor hood over and built in double oven below. Integrated appliances include a dishwasher and washing machine with matching cupboard fronts. Space for an American fridge freezer. Tiled floor. Recessed ceiling spotlights. Double glazed window to the front aspect fitted with Plantation shutters.

#### Stairs To First Floor Landing

Access to the loft space. Built in airing cupboard. Radiator.

#### Master Bedroom

13'5 x 11'0

Double bedroom with ample space for a King size bed and fitted range of wardrobes. Double glazed window to the rear aspect. Radiator. Door to en-suite.

#### En-Suite

Fitted with a shower unit, push button low level W.C and a pedestal wash basin. Shaver point. Recessed ceiling spotlights. Tiled walls and floor. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

12'0 x 10'1

Double bedroom with ample space for a King size bed and wardrobes. Two double glazed windows to the front aspect fitted with Plantation shutters. Radiator.

### Bedroom Three

15'4 x 9'8

Double bedroom with ample space for a King size bed and wardrobes. Double glazed window to the rear aspect. Radiator.

### Bedroom Four

15'0 x 9'0

Double bedroom with ample space for a King size bed and wardrobes. Double glazed window to the front aspect fitted with Plantation shutters. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and shower screen to the side, push button low level W.C and pedestal wash basin. Recessed ceiling spotlights. Tiled floor and walls. Radiator. Double glazed window to the side aspect.

### Outside

#### Driveway

A driveway to the front leading to the integral garage with an adjoining lawn to the side. Electric car charging point. Courtesy gate to the side.

#### Integral Garage

17'3 x 8'3

Up and over door. Power & lighting.

#### Private Garden

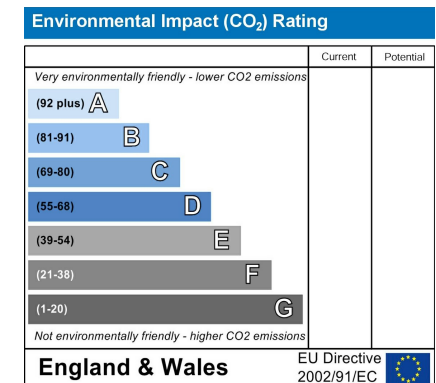
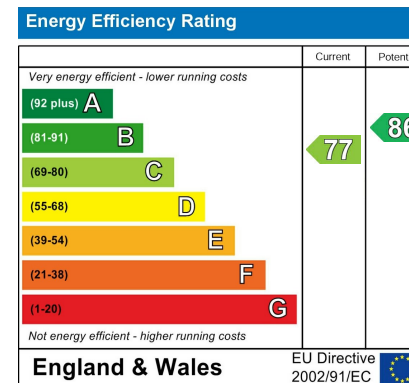
To the rear is a fenced and enclosed rear garden mainly laid to lawn with a stone patio area and flower beds to the borders.

#### Tenure

The vendor has advised us that the property is Leasehold on a 999 year lease from 1st January 2010 with a cost of £396 per year.

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

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

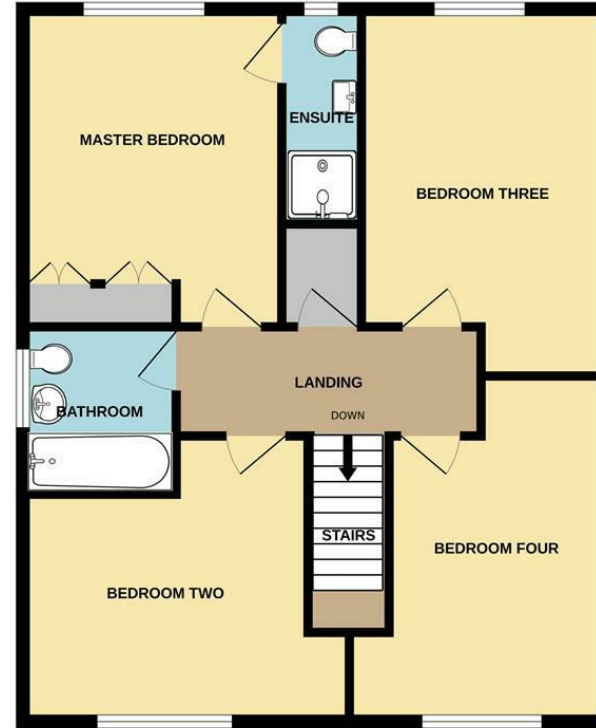




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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