



# 19 West Park Drive, Macclesfield, SK10 3FW

Set within a quiet location and constructed by the highly acclaimed Elan Homes enjoying a favourable position within this select development and located in one of Macclesfield's most desirable areas close to West Park, Macclesfield general hospital and the town centre. This modern three bedroom semi-detached property comprises in brief; entrance vestibule, bay fronted living room featuring, dining kitchen with French doors opening to the garden and downstairs WC. To the first floor are three bedrooms with the master having en-suite facilities and a family bathroom. Externally, to the rear of the property is a low maintenance Southerly facing garden with a patio and lawn. Timber panel fencing to the boundary with gated access to the side. A block paved driveway to the front provides off road parking for two vehicles.

## £295,000

### 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

From our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the roundabout. At the next roundabout take the first exit. At the next roundabout take the second exit into the development in between the Co-op and Kids Allowed, follow the road around to the left (on the one way system) where the property is found to the left hand side.

#### Entrance Vestibule

Accessed via a composite front door. Tiled floor. Stairs to first floor. Radiator.

#### Bay Fronted Living Room

13'7 x 12'5

Tastefully presented and decorated in neutral colours. Ample natural light is afforded by a large bay double glazed window to the front aspect. Radiator.

#### Dining Kitchen

15'6 x 13'5

Space for a dining table and chairs. Tiled floor. Recessed ceiling spotlights. Double glazed French doors to the garden. Radiator.

#### Kitchen

13'5 x 7'5

Fitted with a range of high gloss base units with work surfaces over and matching wall-mounted cupboards. One and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above. Built in microwave oven and a single oven. Integrated fridge/freezer with matching cupboard front. Space for a washing machine. Wall mounted boiler. Recessed ceiling spotlights. Tiled floor. Double glazed window to the rear aspect.

#### Dining Area

10'0 x 8'0

Space for a dining table and chairs. Tiled floor. Recessed ceiling spotlights. Radiator. Double glazed French doors to the garden.

### Downstairs WC

Fitted with a push button low level WC and wash hand basin with tiled splash back. Tiled floor. Extractor fan.

### Stairs To The First Floor

Access to the loft space. Built in storage cupboard housing the hot water tank. Radiator.

### Bedroom One

10'0 x 8'6

Double bedroom fitted with a wardrobe. Double glazed window to the rear aspect. Radiator.

### En-Suite

Fitted with a walk in shower and screen to the side, push button WC and pedestal wash hand basin. Chrome ladder style radiator. Part tiled walls and tiled floor.

### Bedroom Two

9'2 x 9'0

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

### Bedroom Three

7'4 x 6'8

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

### Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and pedestal hand wash basin. Chrome ladder style radiator. Part tiled walls. Tiled floor. Frosted double glazed window to front aspect. Recessed ceiling spotlights. Extractor fan.

### Outside

### Driveway

A block paved driveway to the front provides off road parking for two vehicles.

### Southerly Facing Garden

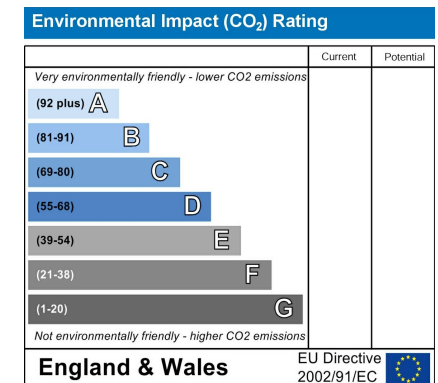
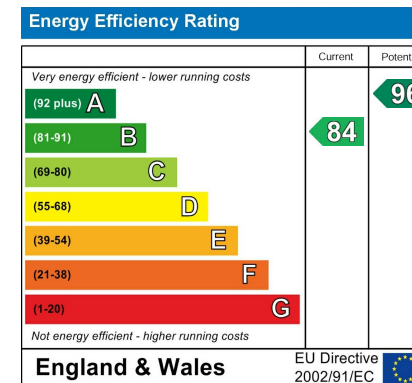
To the rear of the property is a low maintenance Southerly facing garden with a patio and lawn. Timber panel fencing to the boundary with gated accessed to the side.

### Tenure

The vendor has advised us that the property is Leasehold and that the lease is 999 years from 6 October 2017.

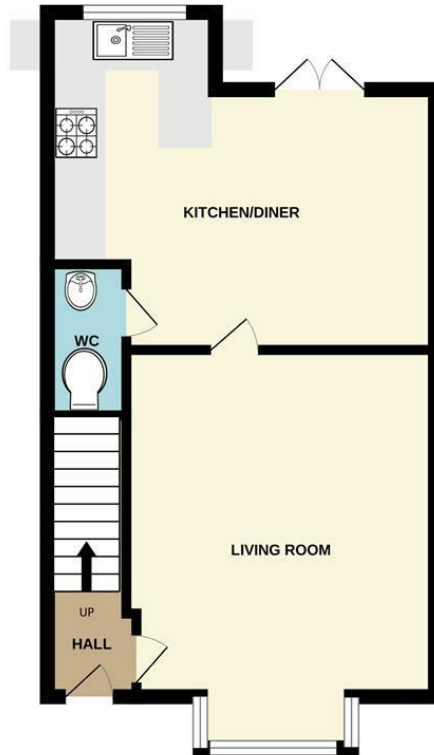
The vendor has also advised us that the property is council tax band C.

We would recommend any perspective 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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