



16 Peterborough Close, Macclesfield, SK10 3DT

**** NO ONWARD CHAIN **** A substantial five bedroom detached property located within a quiet cul-de-sac on a well established and popular residential area, close to Fallibroome Academy School, Upton Priory primary school and St Albans Catholic School as well as excellent transport links and Macclesfield Leisure Centre. Offering spacious and versatile living, the property comprises in brief; porch, living room, dining room, family room with patio doors opening to the garden, kitchen, utility room, sitting room and downstairs shower room. To the first floor are five well proportioned bedrooms (en-suite to the master bedroom) and a family bathroom. Externally, to the front is driveway providing off road parking and leads to the integral garage. The mature garden has several patios ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. Viewing essential.

£500,000

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 Prestbury Road, after a short distance take a left onto Kennedy Avenue and second left onto Brampton Avenue and first left onto Peterborough Close where the property will be found at the head of the cul-de-sac.

Porch

Tiled floor. Radiator.

Living Room

19'10 x 13'6

Generous living room featuring a gas fire and surround. Double glazed window to the front aspect. Large storage cupboard. Ceiling coving. Recessed ceiling spotlights. Radiator. Stairs to the first floor. Archway through to the dining room.

Dining Room

11'0 x 10'0

Space for a table and chairs. Ceiling coving. Recessed ceiling spotlights. Radiator.

Family Room

16'0 x 11'0

Wood laminate flooring. Two sets of double glazed sliding patio doors to the garden. Ceiling coving. Two radiators.

Kitchen

11'4 x 10'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker, dishwasher and tumble dryer. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Utility Room

10'0 x 5'0

Fitted with wall and floor units. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a washing machine and fridge/freezer. Worcester boiler within cupboard. Double glazed window to the rear aspect. Double glazed window to the rear aspect.

Sitting Room

17'4 x 8'0 max

Versatile room. Ceiling coving. Double glazed French doors to the garden. Double glazed window to the side aspect. Radiator.

Shower Room

Shower enclosure fitted with jet sprays, push button low level WC and vanity wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Stairs To The First Floor

Access to the loft space. Recessed ceiling spotlights. Built in storage cupboard.

Master Bedroom

12'3 x 10'4

A spacious master bedroom with double glazed window to the front aspect. Radiator.

En-Suite

Fitted with a walk in shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Ladder style radiator.

Bedroom Two

11'0 x 9'7

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

Bedroom Three

28'0 x 8'0 max

Double bedroom with double glazed window to the front aspect. Access to the loft space. Recessed ceiling spotlights. Two radiators.

Bedroom Four

18'4 x 6'2 extending to 11'2

Double bedroom fitted with a range of wardrobes and additional over stairs storage cupboard. Double glazed window to the front aspect. Radiator.

Bedroom Five

8'3 x 6'3

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

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower over, low level WC, bidet and vanity wash hand basin. Tiled walls. Chrome ladder radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

To the front is a driveway providing off road parking and leads to the integral garage.

Garage

17'5 x 8'3

Up and over door. Power and lighting.

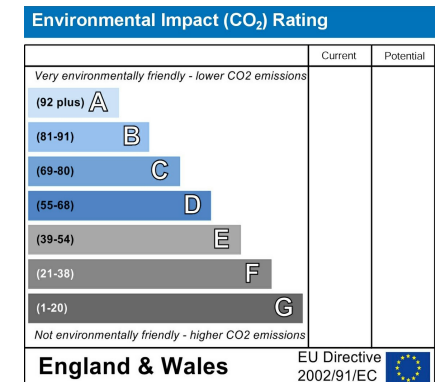
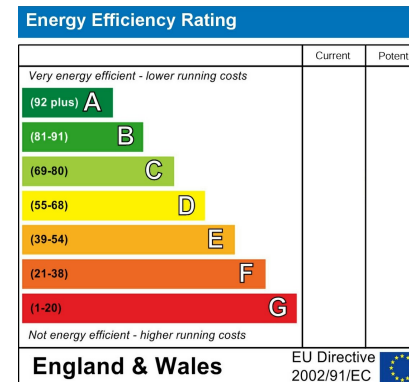
Garden

The mature garden has several patios ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries.

Tenure

We are informed by the vendor that the property is Freehold and the council tax band is E

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





GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 2043 sq.ft. (189.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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