



*jordan fishwick*

# 9 Ploughmans Way, Macclesfield, SK10 2UN

Set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington development, close to excellent primary and secondary schools as well as local shops, the Tytherington Golf & Country Club and the Bollin Valley which will have particular interest for those enjoying rural walks. This two bedroom (PREVIOUSLY A THREE BEDROOM) DETACHED family home comprises in brief; entrance vestibule, downstairs WC, living room, dining kitchen and conservatory. To the first floor are two double bedrooms one with an en-suite shower room and the other a Jack & Jill bathroom. The driveway to the front provides off road parking and leads to the garage. A gated path to the side allows access to the secure rear garden. The low maintenance rear garden is fenced and enclosed with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends.

## £350,000

### 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 Beech Lane, continuing onto Manchester Road past Tytherington High School on the right hand side. Take the second left onto Dorchester Way and then left onto Ploughmans Way and first left onto the cul de sac. The property will be found on the left hand side with parking in front of the garage first from the left, in the block of four.

#### Entrance Vestibule

Double glazed window to the side. Tiled floor. Ceiling coving. Door to the living room.

#### Downstairs WC

Push button low level WC and wash hand basin. Part tiled walls and tiled floor. Double glazed window to the side aspect. Radiator.

#### Living Room

13'2 x 12'0

Spacious living room with a double glazed bow window to the front aspect. Spindled stairs to the first floor landing. Ceiling coving. Radiator. Squared archway to the dining kitchen.

#### Dining Kitchen

16'2 x 9'10

Fitted with a range of handleless base units with work surfaces over and matching wall-mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in double oven. Integrated dishwasher and fridge/freezer both with matching cupboard fronts. Space for a washing machine. Recessed ceiling spotlights. Built in storage cupboard. Space for a table and chairs. Double glazed window to the rear aspect. Door to the side aspect.

#### Conservatory

9'2 x 9'0

Double glazed windows and French doors to the garden.

#### Stairs To The First Floor Landing

Access to the loft space. Double glazed window to the side aspect. Radiator.

### Bedroom One

10'3 x 10'0

Double bedroom fitted with two double wardrobes. Ceiling coving. Double glazed window to the rear aspect. Radiator.

### En-Suite Shower Room

Fitted with a white suite comprising; a double shower, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Double glazed window to the rear aspect. Chrome ladder style radiator.

### Bedroom Two

16'1 x 8'3

Double bedroom with two double glazed windows to the front aspect. Built in cupboard. Ceiling coving. Radiator.

### Jack & Jill Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Built in cupboard housing the hot water tank. Double glazed window to the side aspect. Chrome ladder style radiator.

### Outside

#### Driveway

The driveway to the front provides off road parking and leads to the garage. A gated path to the side allows access to the secure rear garden.

#### Garage

The garage that this particular property owns is the first one on the left hand side. The garage has an up and over door, electric light and power.

#### Garden

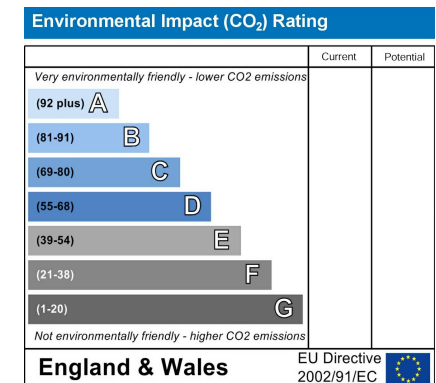
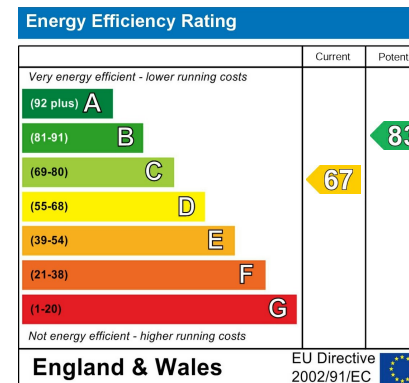
The low maintenance rear garden is fenced and enclosed with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends.

#### Tenure

The vendor has advised us that the property is Freehold.

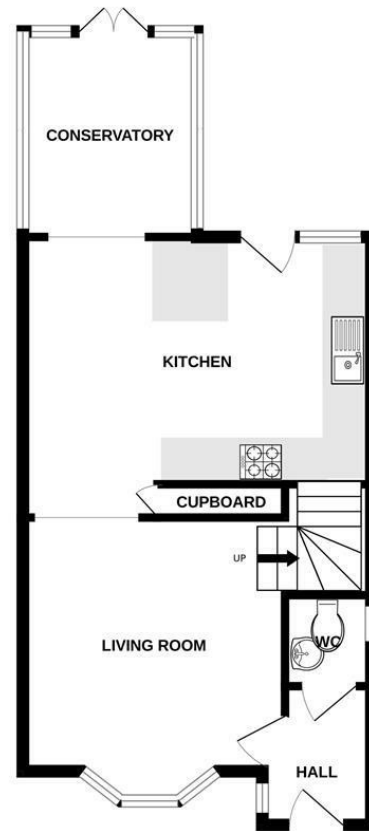
The vendor has also advised us that the property is council tax band D.

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

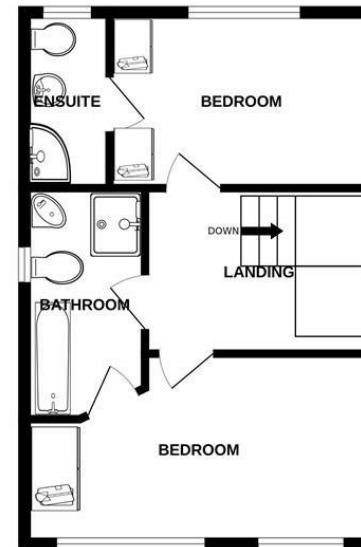




GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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