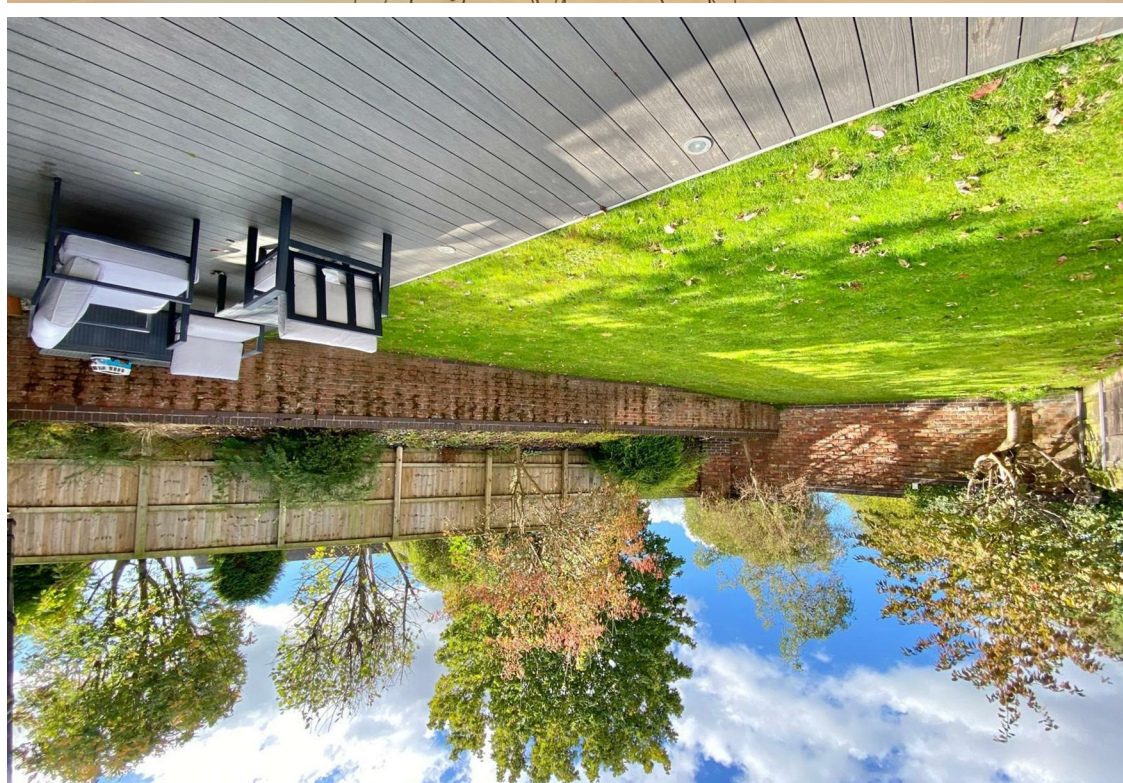




*jordan*fishwick

12 PORTMARNOCK CLOSE MACCLESFIELD SK10 2UX
£550,000

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A fabulous opportunity to acquire an ELEGANT, traditional and well presented four bedroom detached family home. Occupying a fabulous location tucked away on a generous sized plot at the end of a quiet cul de sac on the ever popular Tytherington Links and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. Offering well balanced and elegantly presented family accommodation over two floors and in brief comprises; hallway, living room, a stunning open plan family room/dining kitchen fitted with Quartz work surfaces and quality integrated appliances, utility room and downstairs WC. To the first floor the landing allows access to four bedrooms (master with en-suite shower room) and family bathroom. To the front is an open plan lawned garden and driveway providing off road and leads to the integral garage. The private rear garden is laid mainly to lawn offers a generous decked patio providing a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat, ideal for dining and entertaining both family and friends.

Location

Tytherington is situated a few minutes drive from Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport and the motorway networks which are within 25 minutes travelling distance by car. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It is also serviced by a petrol station and has both a Primary and Secondary school. The development is made up of attractive modern homes varying in size and style with some woodland areas ideal for dog walking. All homes are also walking distance from the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities including Gym, Swimming Pool, Tennis Courts and Relaxation Spa area.

Directions

Proceed out of Macclesfield along Manchester Road after approximately ½ mile turn left onto Dorchester Way proceed over a mini roundabout, turn left onto Blairgowrie Drive and left again onto Augusta Drive. Take the next left onto Portmarnock Close and follow around to the right, where the property can be found on the left hand side.

Entrance Hallway

The composite front door opens to the hallway featuring attractive laminate flooring that stretches through to the family/dining kitchen. Stairs to the first floor. Under stairs storage cupboard. Radiator.

Living Room

16'6" x 10'8"
A pleasant living room decorated in neutral colours featuring a log burning stove. Double glazed bay window to the front aspect. Contemporary radiator.

Family/Dining Kitchen

22'3" x 19'0" max

Family Area

19'8" x 8'0"
Ample space for a sofa and chair. Bi-folding doors to the garden. Three Velux windows. Vaulted ceiling with recessed ceiling spotlights. Laminate floor. Three contemporary radiators.

Dining Kitchen

22'3" x 11'0"
Beautifully appointed kitchen suite with a comprehensive range of high gloss "handleless" base units with Quartz work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Built in Bosch double oven. Integrated dishwasher. Space for an American fridge freezer. The feature island unit with matching Quartz work surfaces is fitted with a five ring Bosch induction hob with contemporary extractor hood over and breakfast bar with stool recess. Laminate floor. Open plan to the dining and family area.

Utility Room

6'3" x 5'0"
Recess for a washing machine and tumble dryer. Door to the garden. Tiled floor. Recessed ceiling spotlights. Radiator.

Downstairs WC

Low level WC and wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Radiator.

Stairs To The First Floor

Built in airing cupboard.

Master Bedroom

9'7" x 9'4" to wardrobe front
Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC with concealed cistern and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Bedroom Two

12'3" x 9'0" to wardrobe front
Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

Bedroom Three

9'4" x 9'4" to wardrobe front
Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

Bedroom Four

8'7" x 6'6"
Single bedroom with double glazed window to the front aspect. Access to the loft space. Radiator.

Bathroom

Fitted with a P-shaped panelled bath with shower fittings over and curved screen to the side, push button low level WC with concealed cistern and vanity wash basin. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

The open plan garden and driveway to the side provides off road parking leading to the integral garage. Gated access to either side of the property allows access to the private rear garden.

Integral Garage

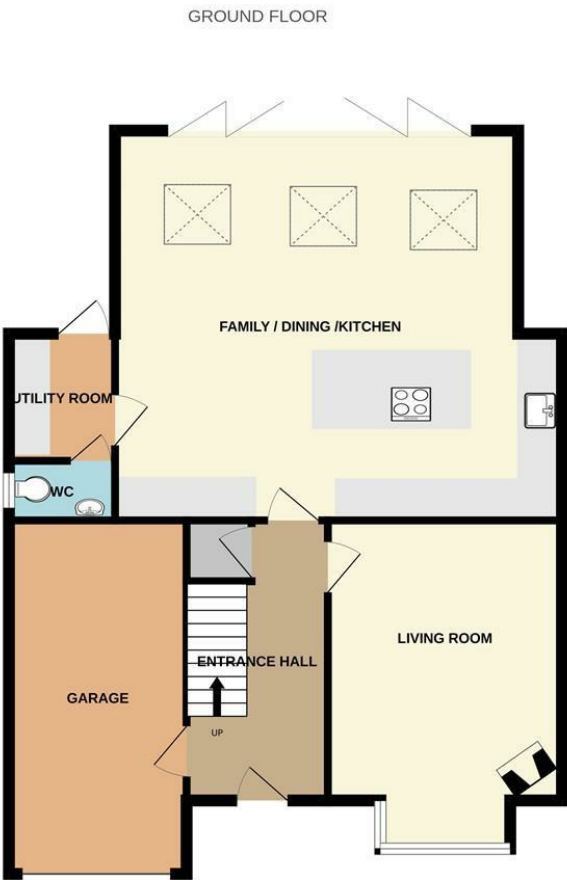
Up and over door. Power and lighting. Worcester boiler. Courtesy door to the side aspect.

Garden

The private rear garden is laid mainly to lawn and offers a generous decked patio providing a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends. Courtesy gate to both sides of the property to the front aspect.

Tenure

The vendor has advised us that the property is Freehold and that the council tax is band E. We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	