



# 10 Farmfield Drive, Macclesfield, SK10 2TJ

A beautifully appointed four bedroom detached family home of generous proportions throughout. Located 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. In brief the accommodation comprises; covered porch entrance hall, downstairs WC, study, living room, stylish dining kitchen and utility. To the first floor there is an excellent master bedroom with en-suite shower room, a further three well proportioned bedrooms and a family bathroom. The driveway to the front provides ample off road parking leading to the attached double garage. A gated path leads down the side of the property to the private rear garden. This mature garden has been skilfully landscaped with a stone patio ideal for entertaining family and guests or to just simply relax overlooking a well maintained lawn. Various flower beds offer an array of attractive flowers and shrubs to the borders. Internal viewing of this property is highly recommended.

## £525,000

### 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 at the first mini roundabout turn left onto Farmfield Drive where the property will be found on the right hand side.

#### Covered Porch

#### Entrance Hallway

Composite front door. Spindle turning stairs to first floor. Ceiling coving. Understairs storage cupboard. Radiator.

#### Downstairs WC

Low level WC and wash hand basin with cupboard below. Frosted double glazed window to the side aspect. Radiator.

#### Study

9'0 x 7'0

Double glazed window to the side aspect. Radiator.

#### Bay Fronted Living Room

19'7 x 12'2

Elegantly presented living room featuring a electric style log burning stove within a brick surround and tiled hearth. Double glazed bay window to the front aspect and sliding patio doors to the garden. Ceiling coving. Radiator.

#### Dining Kitchen

23'7 x 10'0

Tastefully presented kitchen comprising a range of high gloss handleless base units with work surfaces over and matching wall mounted cupboards. Underhung one and a half bowl stainless steel Franke sink unit with mixer tap. Four ring induction hob with extractor hood above. Built in Neff oven with slide and hide door and warming drawer below. Built in microwave oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Ample space for a dining table and chairs. Recessed ceiling spotlights. Double glazed window to the rear aspect. Double glazed sliding patio doors to the garden.

#### Utility

8'8 x 5'0

Fitted with base units with work surface over and matching wall mounted cupboards. Stainless sink unit with mixer tap and drainer. Space for a washing machine and tumble dryer. Wall mounted Worcester boiler. Door to the side aspect.

### Stairs To The First Floor

Double glazed window to the front aspect. Built in airing cupboard housing the hot water tank. Ceiling coving. Radiator.

### Master Bedroom

13'0 x 11'6

Double bedroom with ample space for a king size bed and fitted with a range of wardrobes and dressing table. Over bed lighting. Ceiling coving. Double glazed window to the rear aspect. Radiator. Door to the en-suite.

### En-Suite Shower Room

Fitted suite comprising; large shower cubicle, push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Recessed ceiling spotlights. Chrome ladder style radiator.

### Bedroom Two

12'3 x 10'2

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

### Bedroom Three

12'0 x 9'8

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

### Bedroom Four

9'1 x 7'5

Good size second bedroom with double glazed window to the front aspect. radiator.

### Bathroom

Fitted with a white suite comprising; P-shaped panelled bath with shower above and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Double glazed window to the front aspect. Ladder style radiator.

### Outside

### Driveway

The driveway to the front of the property provides off road parking for several vehicles and leads to the attached double garage. Gated access to side of the property leads around to the rear garden.

### Attached Double Garage

Two electric up and over doors. Power and lighting. Two windows to the side aspect. Personal door to rear.

### Private Garden

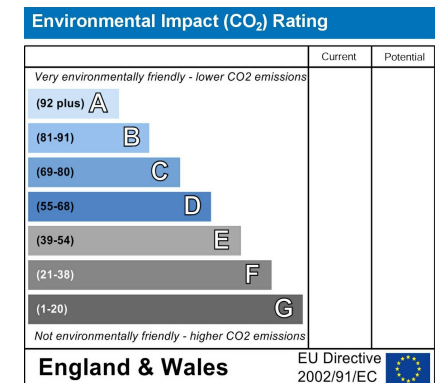
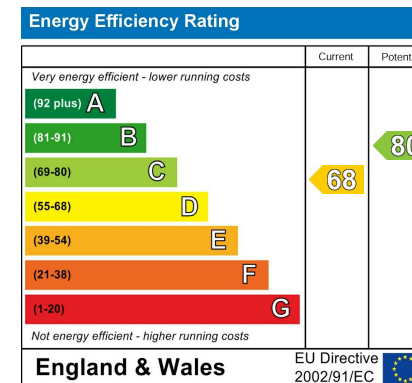
This mature garden has been skilfully landscaped with a stone patio ideal for entertaining family and guests or to just simply relax overlooking a well maintained lawn. Various flower beds offer an array of attractive flowers and shrubs to the borders. Outside tap. A courtesy gate to the side allows access to the rear of the garage and front.

### Tenure

The vendor has advised us that the property is Freehold.

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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