



**jordanfishwick**

3 MONK CLOSE MACCLESFIELD SK10 2YW  
**£575,000**

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A beautifully appointed detached family home of generous proportions throughout, within a select and desirable development in Tytherington. Located within walking distance of local amenities including excellent schools such as Marlborough Primary School and Tytherington High School, local shops and useful public transport links. Enjoying extensive family accommodation over three floors, this substantial detached property by Jones Homes is appointed to a high standard and provides a highly distinguished home for a growing family. In brief the property comprises; entrance hallway, downstairs WC, bay fronted living room, bay fronted dining area, kitchen with breakfast bar and utility room. To the first floor are three double bedrooms (master with en-suite) and a stylish family bathroom. To the second floor are two further bedrooms and shower room. Externally, the house is set back behind a front garden with a block paved driveway to the side providing off road parking and leads to the detached garage, whilst to the rear is a pleasant Southerly facing rear garden mainly laid to lawn with a paved seating area. Viewing is highly recommended.

**Directions**  
Leaving Macclesfield in the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left onto Livesley Close and take the third left onto Monk Close.

**Entrance Hallway**  
Stairs leading to the first floor landing. Under stairs storage cupboard. Tiled floor. Radiator.

**Downstairs WC**  
Low level WC and wash hand basin. Tiled floor. Double glazed window to the front aspect. Radiator.

**Bay Fronted Living Room**  
21'0 x 11'0  
Elegantly presented dual aspect living room featuring a double glazed bay window to the front aspect. Double glazed French doors to the garden. Tiled floor. Two radiators.

**Open Plan Dining/Kitchen**  
21'0 x 11'0

**Dining Area**  
11'0 x 10'10  
Ample space for a dining table and chairs. Double glazed bay window to the front aspect. Tiled floor. Two radiators.

**Kitchen**  
10'10 x 10'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink with mixer tap. Inset five ring gas hob with "Neff" extractor hood above. Integrated "Neff" double oven. Integrated dishwasher with matching cupboard front. Tiled floor. Recessed ceiling spotlights. Double glazed window over looking the rear garden.

**Utility Room**  
7'6 x 6'2  
Fitted with base and wall mounted units. Stainless steel sink unit with mixer tap. Vaillant boiler. Plumbing for washing machine. Tiled floor. Radiator. Door to the side aspect.

**Stairs To The First Floor**  
Built in airing cupboard housing the hot water cylinder. Additional airing cupboard. Laminate floor.

**Master Bedroom**  
15'2 x 10'10  
Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Laminate floor. Radiator.

**En-Suite Shower Room**  
Fitted with a white suite comprising; walk in shower, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

**Bedroom Two**  
10'10 x 10'4  
Double bedroom fitted with a range of wardrobes and dressing table. Laminate floor. Double glazed window to the front aspect. Radiator.

**Bedroom Three**  
10'10 x 8'0  
Double bedroom fitted with a range of wardrobes and dressing table. Laminate floor. Double glazed window to the rear aspect. Radiator.

**Family Bathroom**  
Fitted with a white suite comprising; panelled bath with shower fittings off the tap, separate shower cubicle, push button low level WC and pedestal wash basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling lighting. Double glazed window to the rear aspect.

**Stairs To The Second Floor**  
Built in airing cupboard. Laminate floor. Double glazed window to the front aspect. Two radiators.

**Bedroom Four**  
10'7 x 10'2  
Double bedroom with ample space for a king size bed. Fitted with a range of wardrobes. Laminate floor. Double glazed window to front and side aspect. Radiator.

**Bedroom Five**  
11'0 x 5'0  
Single bedroom with double glazed window to the front aspect. Laminate floor. Radiator.

**Shower Room**  
Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Chrome ladder style radiator.

**Outside**

**Driveway**  
The property is set back behind a front garden with a block paved driveway to the side leading to the garage.

**Garage**  
Up and over door. Courtesy door to the garden.

**Southerly Facing Garden**  
To the rear is a pleasant Southerly facing rear garden mainly laid to lawn with paved seating area. Fenced and enclosed with a courtesy gate to the side. Door to the garage.

**Tenure**  
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 24 June 2015.  
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.



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		92
(81-91) B	84	
(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	