



35 West Park Drive, Macclesfield, SK10 3FW

Set within a quiet location enjoying a favourable position within this select development and located in one of Macclesfield's most desirable areas close to West Park, Macclesfield general hospital, the town centre and excellent transport links. This deceptively spacious Three bedroom townhouse is presented to a high standard and in brief comprises; entrance vestibule, downstairs WC, stylish kitchen, elegantly presented living room and conservatory with French doors opening out to the garden. To the first floor there are two well proportioned bedrooms and family bathroom. The second floor offers a spacious master bedroom and en-suite shower room. Externally, a driveway to the front provides off road parking with a courtesy gate to the side which leads to a delightful Southerly facing, fenced and enclosed garden with a decked patio area ideal for 'al-fresco' dining with mature trees beyond providing a high degree of privacy.

£360,000

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

From our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the roundabout. At the next roundabout take the first exit. At the next roundabout take the second exit into the development in between the Co-op and Kids Allowed, follow the road around to the left (on the one way system) where the property is found to the left hand side.

Entrance Vestibule

Accessed via a composite front door.

Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin with mixer tap. Double glazed window to the front aspect. Radiator.

Breakfast Kitchen

12'0 x 10'4

Fitted with a stylish range of high gloss base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Integrated four ring gas hob with extractor hood over. Built in microwave with oven below. Integrated fridge/freezer with matching cupboard fronts. Space for a washing machine and dishwasher. Space for a small table and chairs. Ladder style radiator. Double glazed window to the front aspect.

Living Room

14'7 x 13'8

Elegantly presented and decorated in neutral colours. Double glazed French doors to the conservatory. Built in cupboard. Radiator.

Conservatory

9'2 x 7'9

Double glazed windows and French doors to the garden.

Stairs To The First Floor

Radiator. Stairs to the second floor.

Bedroom Two

13'8 x 10'2

Double bedroom with two double glazed windows to the rear aspect. Radiator.

Bedroom Three

12'0 x 10'6

L-shaped double bedroom with two double glazed windows to the front aspect. Built in floor to ceiling mirror fronted wardrobes. Two radiators.

Family Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level W.C and pedestal wash basin with mixer tap. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlight.

Stairs To The Second Floor

Built in storage cupboard.

Master Bedroom

13'8 x 13'6 max

Excellent size master bedroom with space for king size bed and fitted with a range of floor to ceiling mirror fronted wardrobes. Access to the loft space. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Stylish fitted suite comprising; shower cubicle, push button low level WC and vanity wash hand basin with mixer tap. Electric shaver point. Chrome ladder style radiator. Part tiled walls. Frosted double glazed window to front aspect.

Outside

Driveway

A driveway to the front provides off road parking with a courtesy gate to the side which leads to a delightful Southerly facing garden.

Southerly Facing Garden

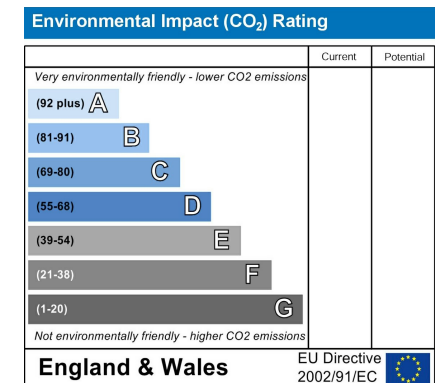
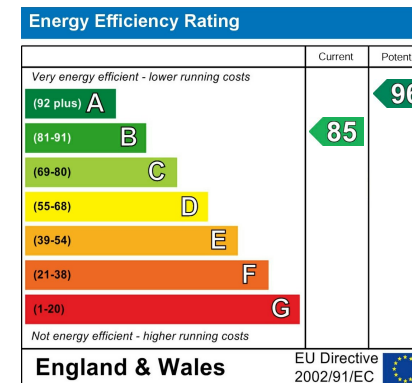
A delightful Southerly facing, fenced and enclosed garden with a decked patio area ideal for 'al-fresco' dining with mature trees beyond providing a high degree of privacy.

Tenure

The vendor has advised us that the property is Leasehold and that the lease is 999 years from 29/03/2018.

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

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







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

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

