





30 THE WHITFIELDS MACCLESFIELD SK10 3PX

A beautifully appointed and deceptively spacious four bedroom detached family home forming part of the popular development on The Whitfields estate, enjoying a good size plot with large gardens. Conveniently located within close proximity to local schools, Macclesfield General Hospital, Macclesfield Town Centre and excellent transport links. The property in brief comprises; vestibule, reception hallway, downstairs W.C, well proportioned living room, conservatory, stylish breakfast kitchen and utility room. To the first floor are four well proportioned bedrooms (master with en-suite facilities) and family bathroom. To the front is a driveway providing ample off road parking and leads to the double garage. The mature and well established garden is a real feature with several seating areas ideal for entertaining family and friends or to just simply relax and enjoy the setting. Various flower beds offer an array of attractive plants, flowers and shrubs to the borders. Courtesy double gates to the side of the property allows access to the front.

**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 Macclesfield office in Waters Green head along Sunderland Street to Park Green and straight through the lights into Park Street. At the roundabout, bear right onto Churchill Way and follow this all the way to the next roundabout. Bear left onto Cumberland Street and continue over the first roundabout. At the second roundabout bear right onto Prestbury Road and then first left onto Victoria Road. Take the second right onto The Whitfields and the property can be found on the right hand side.

**Porch**  
Tiled floor. Door to the garage.

**Reception Hallway**  
Staircase to the first floor. Attractive oak doors to reception rooms. Radiator.

**Downstairs WC**  
Push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Ladder style radiator.

**Living/Dining Room**  
22'0 x 14'10 max  
Generous living room decorated in neutral colours and featuring a wall mounted contemporary gas fire. Two radiators. Ceiling coving. Double glazed window to the front aspect. Double glazed sliding patio doors to the conservatory.

**Conservatory**  
13'5 x 12'0  
Generous conservatory with double glazed windows and French doors opening to the rear garden. Tiled floor. Heat pump/air conditioning unit.

**Kitchen**  
11'8 x 9'0  
Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Integrated fridge and dishwasher both with matching cupboard fronts. Space for a range cooker with extractor hood over. Double glazed window to rear aspect. Tiled floor. Two contemporary radiator. Open to the breakfast seating area.

**Breakfast Area**  
11'0 x 6'6  
Space for a table and chairs. Double glazed window to the side aspect. Tiled floor.

**Utility Room**  
5'5 x 5'0  
Fitted with a range of matching floor and wall mounted units. Underhung Belfast style sink unit with mixer tap. Tiled floor. Door opening to the garden.

**Stairs To The First Floor**  
Access to the loft space.

**Master Bedroom**  
11'8 x 11'4  
Double bedroom fitted with a range of floor to ceiling wardrobes with mirrored sliding doors. Double glazed window to the rear aspect. Radiator.

**En-Suite Shower Room**  
Fitted with a modern white suite comprising, large shower cubicle, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Part tiled walls. Double glazed frosted window to the front aspect. Chrome ladder style radiator.

**Bedroom Two**  
11'0 x 9'2  
Double bedroom with double glazed window to the front aspect. Radiator.

**Bedroom Three**  
9'0 x 8'2  
Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

**Bedroom Four**  
11'0 x 5'10  
Single bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

**Family Bathroom**  
Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Frosted double glazed window to the rear aspect. Chrome ladder style radiator.

**Outside**  
**Driveway**  
Driveway to the front providing off road parking for several vehicles and leads to the double garage. Double gates to the side open to the garden with space for a caravan/campervan.

**Integral Double Garage**  
16'6 x 15'8  
Up and over door. Power and lighting. Space for additional appliances. Courtesy door to the rear. Double glazed window to the side aspect.

**Gardens**  
The mature and well established garden is a real feature with several seating areas ideal for entertaining family and friends or to just simply relax and enjoy the setting. Various flower beds offer an array of attractive plants, flowers and shrubs to the borders. Timber panel fencing to the boundaries. The garden sweeps around to the side with courtesy double gates allows access to the front.

**Tenure**  
We have been advised from the vendor that the property is Freehold and that the council tax is band E. We would advise any prospective buyer to confirm these details with their legal representative.



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