



51 The Whitfields, Macclesfield, SK10 3PX

A beautifully appointed and MOST IMPRESSIVE deceptively spacious FOUR BEDROOM detached family home forming part of the popular development off The Whitfields estate enjoying a generous size plot with gardens to three sides. Conveniently located within close proximity to multiple local schools, Macclesfield General Hospital and the many amenities of Macclesfield Town Centre. The property comprises in brief, entrance hallway, well proportioned living room with open grate fireplace, dining area, breakfast kitchen with double doors opening to the the family room which features a log burning stove, utility and downstairs WC. To the first floor are four bedrooms (master with en-suite facilities) and a family bathroom. To the front is a driveway providing off road parking for two vehicles and leads to the double garage with an attractive lawn to the side with an array of shrubs and plants. The mature garden is a real feature and has been skilfully landscaped with a large seating area ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn and an additional patio to the rear. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners.

£525,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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 left hand side.

Entrance Hallway

Staircase to the first floor. Dado rail. Ceiling coving. Radiator.

Living Room

18'0 x 11'6

Generous living room featuring an open grate fireplace with brick surround. Ceiling coving. Double glazed window to the front aspect. Radiator. Open to the dining area.

Dining Area

13'5 x 8'5

Space for a dining table and chairs. Ceiling coving. Dado rails. Double glazed window to the rear aspect. Radiator.

Kitchen

11'3 x 9'3

Tastefully presented kitchen comprising a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in double oven. Integrated fridge/freezer and dishwasher with matching cupboard fronts. Integrated microwave. Karndean floor. Recessed ceiling spotlights. Double glazed window to the rear aspect overlooking the garden.

Breakfast Area

17'3 x 8'8

Space for a table and chairs. Double doors to the family room. Karndean floor. Radiator.

Family Room

12'0 x 10'0

Excellent family room featuring a log burning stove and vaulted ceiling. Double glazed windows and French doors to the garden. Tiled floor. Recessed ceiling spotlights. Two Velux windows. Radiator.

Utility

6'0 x 6'0

Fitted with matching floor and wall mounted units. Stainless steel sink unit with mixer tap and drainer. Chrome ladder style radiator. Karndean floor. Door opening to the rear porch and downstairs WC.

Downstairs WC

Fitted with a push button low level WC and wash hand basin. Access to the loft space. Karndean floor. Radiator.

Rear Porch

Tiled floor. Windows and door to the garden.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

Master Bedroom

12'0 x 10'6

Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

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

Bedroom Two

10'7 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

11'8 x 7'0

Well proportioned bedroom with double glazed window to the rear aspect. Laminate floor. Radiator.

Bedroom Four

7'0 x 7'0

Single bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

Bathroom

Fitted with a P-shaped panelled bath with shower over and curved screen to the side, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator. Tiled walls and floor. Double glazed window to the front aspect.

Driveway

To the front is a driveway providing off road parking for two vehicles and leads to the double garage with an attractive lawn to the side with an array of shrubs and plants.

Double Garage

17'3 x 15'8

Two up and over doors. Power and lighting. Vaillant boiler.

Beautiful Southerly Facing Garden

The mature Southerly facing garden is a real feature and has been skilfully landscaped with a large seating area ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn and an additional patio to the rear. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners. Timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.

Tenure


The vendor has advised us that the property is Leasehold and that the lease is 999 years from 28 March 1985.


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.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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	

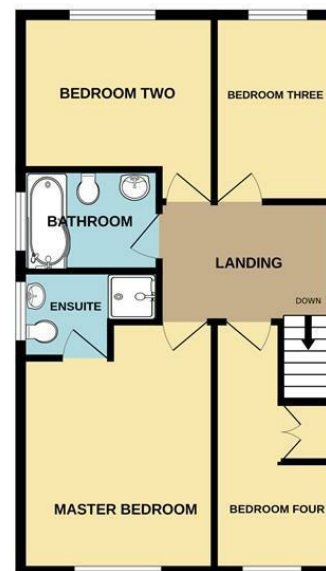
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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