



jordan fishwick

6A GLENEAGLES DRIVE MACCLESFIELD SK10 2TG

£589,950

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A beautifully appointed detached family property of generous proportions throughout, located on the ever popular Tytherington Links. It's within a short stroll of the 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; entrance hallway with stairs to first floor, downstairs WC, dining room, breakfast kitchen with integrated appliances, utility room, dual aspect living room and conservatory. To the first floor there is an excellent master bedroom with stylish en-suite shower room, a further three double bedrooms and a contemporary family bathroom. To the rear of the property is a driveway providing ample off road parking and leads to the detached double garage. A gated path leads down the side of the property to the rear garden which is mainly laid to lawn with various shrubs and mature trees to the borders. There is also a patio area ideal for entertaining both friends and family. VIEWING HIGHLY RECOMMENDED.

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.

Directions

Leaving Macclesfield Town Centre in a northerly direction along Beech Lane, continue into Manchester Road towards Tytherington, and turn left onto Dorchester Way. Follow the road around and then take the 1st left into Belfry Drive. Take the next right onto Gleneagles Drive where the property can be found on the right hand side on the corner of Turnberry Close.

Entrance Hallway

Accessed via uPVC front door. Stairs to first floor landing. Coved ceiling. Radiator. Wooden flooring. Useful under-stairs storage cupboard.

Downstairs WC

Fitted with a pedestal hand wash basin with mixer tap and push button low level WC. Tiled floor. Part tiled walls. Radiator. Frosted uPVC double glazed window to rear aspect.

Breakfast Kitchen

12'0" x 11'3"
Fitted with a range of high gloss base and wall mounted units with granite work surfaces over incorporating an underhung ceramic sink unit with mixer tap. Built in double oven, microwave and four ring induction hob with extractor hood over. Integrated AEG dishwasher and fridge/freezer both with matching cupboard fronts. Built in wine cooler. uPVC double glazed window to rear aspect. Breakfast bar.

Utility Room

8'0" x 5'4"
Fitted with base units with work surfaces over incorporating ceramic sink unit with mixer tap and drainer. Space and plumbing for washing machine. Wall mounted 'Vaillant' boiler. Radiator. uPVC door to rear aspect.

Dining Room

13'5" x 9'0"
Good size dining room great for more formal entertaining. uPVC double glazed window to front aspect. Radiator. Dado rail. Coved ceiling.

Living Room

24'0" x 12'4"
Dual aspect living room with uPVC double glazed window to front aspect and double glazed sliding doors to rear aspect giving access to the conservatory. Coved ceiling. TV point. Dado rail. Two radiators.

Conservatory

11'4" x 11'0" max
With brick built base with double glazed windows to all sides. Double glazed French doors give access to the rear patio. Radiator.

Landing

Useful storage cupboard with shelving. uPVC double glazed window to front aspect. Radiator. Loft access (the vendor has advised that the loft space is partially boarded, has a pull down ladder and light).

Bedroom One

11'3" x 11'0" to wardrobe front
Excellent size master bedroom with space for king size bed. Sliding mirrored wardrobes to one wall. TV point. Radiator. uPVC double glazed window to rear aspect.

Stylish En-Suite

Stylish en-suite fitted with push button low level WC with concealed cistern, wall mounted vanity unit with mixer tap and separate shower cubicle. Ladder style towel radiator. Tiled floor. Part tiled walls. Frosted uPVC double glazed window to rear aspect. Inset spotlights.

Bedroom Two

15'3" x 7'10"
Fabulous size second bedroom with space for double bed, drawers and wardrobe. uPVC double glazed window to front aspect. Radiator. Built-in storage with hanging space.

Bedroom Three

12'6" x 9'6"
Double bedroom with space for double bed, wardrobe and drawers. uPVC double glazed window to front aspect. Radiator.

Bedroom Four

11'0" x 8'3"
Double bedroom with uPVC double glazed window to rear aspect. Radiator.

Bathroom

Elegant and contemporary. Fitted with bath with shower over and screen to side, push button low level WC with concealed cistern and wall mounted vanity unit with mixer tap. Contemporary towel radiator. Inset spotlights. Tiled floor. Part tiled walls.

Front & Rear Garden

The property is set back from the pavement behind a lawned garden which sweeps around to the side with a pathway leading to the front door. The rear garden is laid mainly to lawn including a paved patio area ideal for entertaining both friends and family. The garden is fenced and enclosed with various shrubs and mature trees to the borders. A paved path to the side gives access to the front aspect. Courtesy door to garage. Gate to rear driveway.

Driveway & Detached Double Garage

16'0" x 16'0"
To the rear of the property is a driveway providing ample off road parking and leads to the detached double garage. With an electric up and over door. Power and lighting. Courtesy door into garden. Loft access (the vendor has advised the loft space is partially boarded).

TENURE

The vendor has advised that the property is Freehold and that the council tax band is F. We would advise any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



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		66	78
		EU Directive 2002/91/EC	