



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Gritstone Drive, Macclesfield, Cheshire, SK10 3SF

A beautifully situated and substantial modern detached family house within short distance of Macclesfield town centre.

Guide Price £525,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

DIRECTIONS: From our Prestbury Office bear left at the mini-roundabout into Macclesfield Road and continue to the crossroads. Continue straight across into Priory Lane passing Macclesfield Leisure Centre to the main roundabout adjacent to The Villas developments. Turn left in the direction of the Town Centre turning right after a short distance into Pavilion Way and first left into Gritstone Drive where the property can be found set back on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With oak floor, covered radiator, stairs to first floor, understairs cupboard.

WC

With low level WC, pedestal wash hand basin, radiator, tiled floor.

LOUNGE

14'2" x 13'9" (excluding bay window)

With exposed floorboards, period style fireplace with living flame gas fire, TV aerial point, radiator, small paned French doors leading to family room/dining room.

STUDY

6'11" x 6'5"

With radiator, oak floor.

FAMILY DINING KITCHEN

27'8" x 9'1"

With two radiators, range of modern units including base cupboards and drawers, wall cupboards and hardwood worktops, double Belfast sink, four ring gas hob with extractor hood over, oven, fridge and freezer, dishwasher, slate floor, French doors to garden, opening through to:

UTILITY

With matching units, Belfast sink, plumbing for washing machine, slate floor, gas boiler.

FIRST FLOOR

LANDING

With access to roof space, airing cupboard with lagged hot water cylinder.

BEDROOM 1

12'0" x 11'1"

With radiator, exposed and painted floorboards, TV aerial point, built-in wardrobe.

EN-SUITE

With low level WC, wash hand basin, tiled floor, radiator, shower.

BEDROOM 2

12'10" x 9'8"

With radiator.

BEDROOM 3

11'6" x 11'1"
With radiator.

BEDROOM 4

10'1" x 8'9"
With radiator.

BATHROOM/WC

Enjoying a new suite comprising: Free-standing bath, low level WC, wash hand basin, radiator/towel rail, limestone tiled walls and floor.

OUTSIDE**GARDENS**

As previously mentioned.

AMPLE HARDSTANDING FOR MOTOR VEHICLES**DOUBLE DETACHED GARAGE**

With twin up and over doors, power and light.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

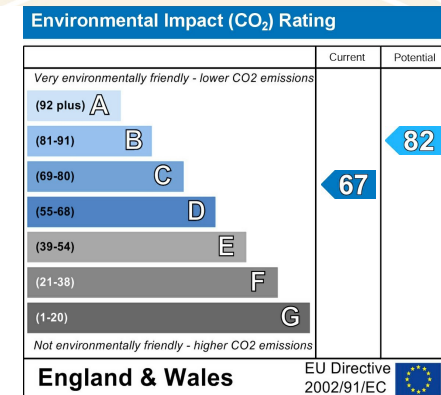
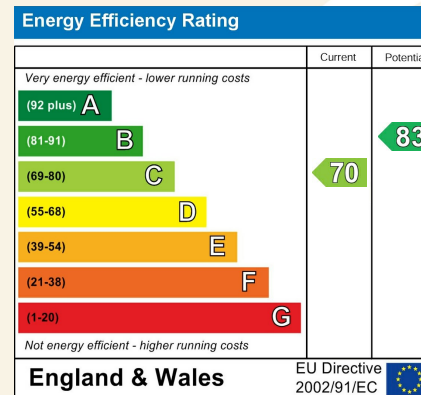
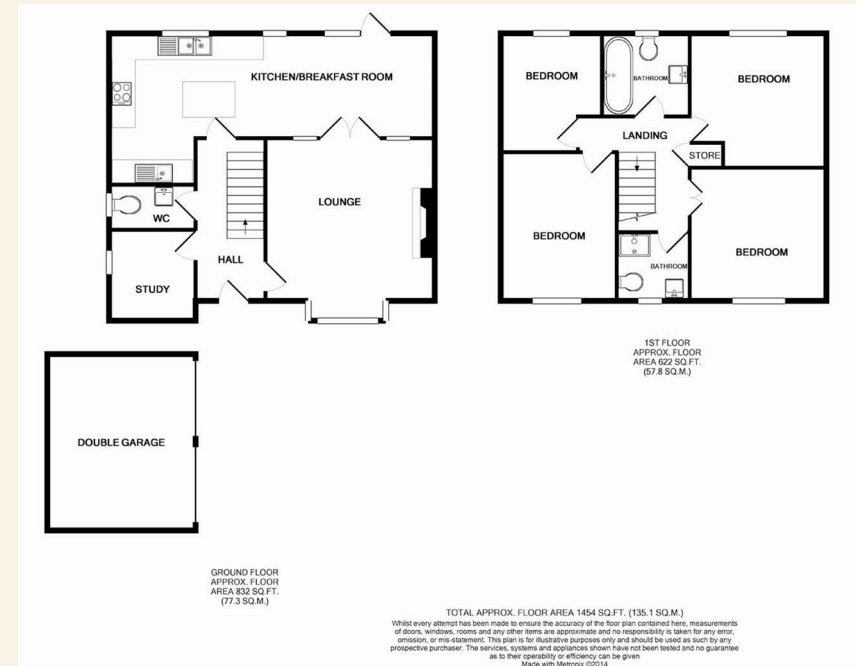
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**MISDESCRIPTIONS ACT 1967**

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