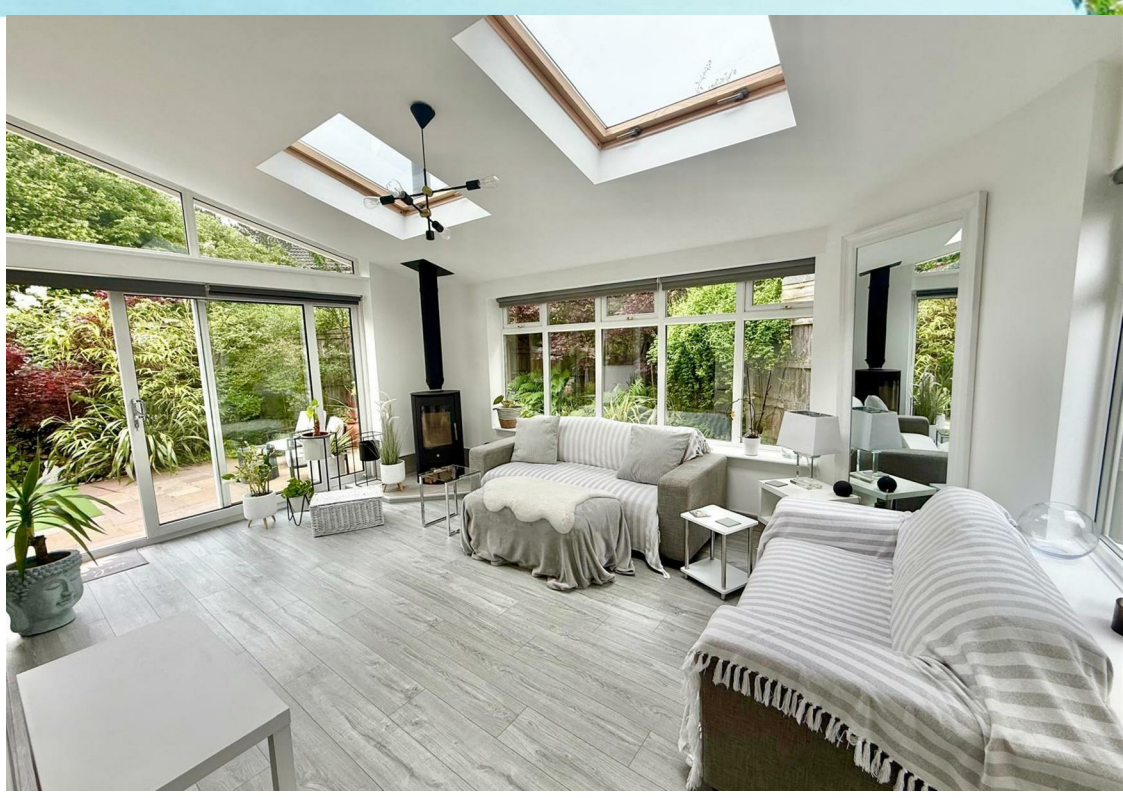
jordanfishwick

26 GRITSTONE DRIVE MACCLESFIELD SK10 3SF

£525,000











26 GRITSTONE DRIVE MACCLESFIELD SK10 3SF

** INNOVATIVE, STYLISH AND VERSATILE ** This beautifully presented four-bedroom detached family home occupies a secluded position sat on a large plot at the head of a quiet cul-de-sac within an exclusive development just off Victoria Road. The property enjoys a highly desirable residential setting, ideally located within easy walking distance of Fallibroome Academy, Macclesfield District General Hospital, West Park, and the town centre. Having been refurbished by the current owners, the home has been thoughtfully transformed to an exceptional standard, offering stylish, spacious and well-balanced accommodation throughout. A particular highlight is the impressive open-plan ground floor layout, which creates a superb space for modern family living and entertaining. The ground floor also benefits from multiple reception areas and a versatile fourth bedroom complete with its own en-suite shower room. To the first floor there are three bedrooms, (including an en-suite to the master bedroom) and a family bathroom. Externally, the property is approached through double gates leading to a private driveway with ample off-road parking for several vehicles and access to a detached double garage. The beautifully landscaped gardens have been carefully designed to provide a variety of seating and entertaining areas, perfect for al fresco dining and outdoor gatherings. Well-stocked borders showcase an attractive selection of mature plants, flowers, and shrubs, creating a colourful and inviting outdoor environment.

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
Leaving Macclesfield along Victoria Road, turn left after a short distance onto Pavilion Way and Gritstone Drive will be found on the left, where the property is located on the right hand side.

Entrance Hallway
Stairs to the first floor. LVT floor. Radiator.

Dining Kitchen
15'8 x 13'0 max
Fitted with a range of base units with quartz work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Four ring Bosch gas hob with extractor hood over. Built in Bosch double oven. Ample space for a dining table and chairs. Built in understairs storage cupboard. Tiled floor. Recessed ceiling spotlights. Double glazed window. Two radiators.

Utility
Space for a washing machine and tumble dryer above. Circular double glazed window. Tiled floor. Radiator.

Family Room
17'0 x 12'0
Family area featuring a log burning stove. Sliding patio doors to a seating area and double glazed window. Additional door to the front aspect. LVT floor. Two Velux windows. Recessed ceiling spotlights.

Orangery
17'0 x 12'7
Featuring a log burning stove. Recessed ceiling spotlights. Double glazed sliding patio doors to the garden and additional double glazed door. LVT floor. Two Velux windows.

Living Room
15'10 x10'0
Elegantly presented living room with two double glazed windows. LVT floor. Ceiling coving. Two radiators.

Bedroom Four
11'4 x 7'10
Double bedroom with double glazed window to the front and side aspect. Access to the loft space. LVT floor.

En-Suite Shower Room
Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

Stairs To The First Floor
Double glazed window to the rear aspect. Recessed ceiling spotlights.

Bedroom One
13'0 x 8'10
Double bedroom fitted with a wardrobe with sliding mirrored doors. Two double glazed windows to the front aspect. Radiator.

En-Suite Shower Room
Fitted suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Recessed ceiling spotlights. Radiator.

Bedroom Two
10'0 x 8'10
Double bedroom fitted with a wardrobe with sliding mirrored doors Built in cupboard. Double glazed window to the rear aspect. Radiator.

Bedroom Three
6'10 x 5'0 to wardrobe front
Single bedroom fitted with floor to ceiling wardrobes with sliding mirrored doors to one wall. Double glazed window to the front aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

Outside

Driveway
The property is approached through double gates leading to a private driveway with ample off-road parking for several vehicles and access to a detached double garage.

Detached Double Garage
18'0 x 16'5
Two up and over doors. Power and lighting. Double glazed window to the rear. Courtesy door to the side.

Gardens
The beautifully landscaped gardens have been carefully designed to provide a variety of seating and entertaining areas, perfect for al fresco dining and outdoor gatherings. Well-stocked borders showcase an attractive selection of mature plants, flowers, and shrubs, creating a colourful and inviting outdoor environment.

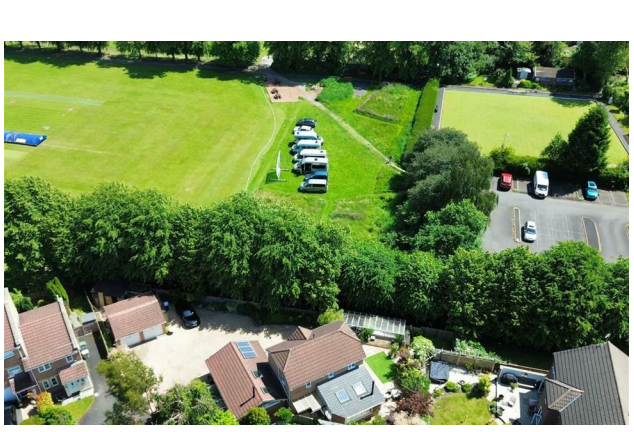
Tenure
The vendor has advised us that the property is Freehold and that the council tax band is D.
We would advise any prospective buyer to confirm these details with their legal representative.

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.

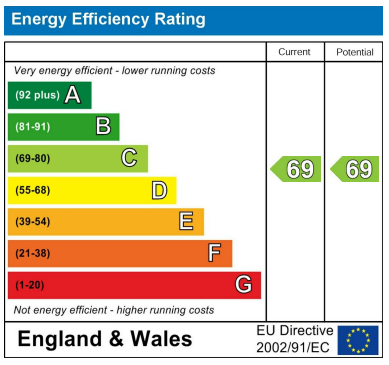












These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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