



12. Marlborough Drive, Macclesfield, SK10 2JX

Guide price £900,000

GUIDE PRICE £900,000 - £920,000

"A home where everyday life and exceptional entertaining come together."

An exceptional detached executive family home offering extensive and versatile accommodation in one of Tytherington's most desirable residential locations. Perfectly suited to growing families and professional buyers alike, the property combines outstanding living space, contemporary styling and excellent access to highly regarded schools, transport links and the amenities of Macclesfield.

Denise White Estate Agents Comments



Occupying a prime position within one of Tytherington's most sought-after residential locations, this exceptional five-bedroom detached executive home has been thoughtfully extended and enhanced over the years to create a versatile and beautifully appointed family residence. Offering generous accommodation arranged over two floors, the property seamlessly combines stylish contemporary living with practical family functionality.

At the heart of the home lies a truly outstanding open-plan kitchen, dining and living space, designed with both entertaining and everyday family life in mind. Double doors open into the stunning kitchen area, which is fitted with bespoke solid oak cabinetry, polished concrete worktops and a unique central island featuring an integrated breakfast nook. Bi-fold doors provide a seamless connection to the rear garden, flooding the space with natural light and creating an ideal indoor-outdoor lifestyle.

The dining area enjoys a large picture window overlooking the garden, perfectly framing the attractive rear aspect, while the spacious living area to the front of the property features a contemporary media wall and direct access to the welcoming entrance hall. Together, these interconnected spaces create a sociable yet inviting environment, with each area thoughtfully designed to serve its own purpose.

Further enhancing the ground floor accommodation is a pantry, a generously sized utility room with WC, and internal access to the integral garage. In addition, there is a substantial playroom, a dedicated home office and a practical boot room, ensuring the property is perfectly suited to modern family living.

The first floor offers five well-proportioned double bedrooms, two of which benefit from en-suite facilities, alongside a luxurious family bathroom. The impressive principal suite is positioned to the rear of the property and enjoys a Juliet balcony overlooking the garden, a vaulted ceiling and a stylish contemporary en-suite shower room.

Bedroom two benefits from a comprehensive range of fitted wardrobes and its own en-suite shower room. Bedrooms three and five also enjoy rear garden views, while bedroom three features an under-eaves den, creating a wonderful play space or hideaway for children. Bedroom four incorporates useful built-in storage solutions. Bedrooms three, four and five are served by a beautifully appointed family bathroom featuring a sleek modern suite comprising a freestanding bath and separate walk-in shower.

Throughout, the property has been finished to an excellent standard, offering a perfect balance of elegant interiors, high-quality fixtures and practical family living spaces.

Externally, the home enjoys an attractive frontage with a lawned garden and mature trees, creating an appealing first impression. A private driveway leads to the integral garage, providing secure parking and additional storage. To the rear, the substantial lawned garden is enclosed by mature, well-established borders, creating a private and peaceful setting. The generous plot also offers scope for further landscaping or external enhancements, subject to any necessary consents.

This is a rare opportunity to acquire an outstanding family home in one of Tytherington's most desirable addresses, offering exceptional living space, superb presentation and a highly sought-after location.

Location



12 Marlborough Drive occupies a highly desirable position within the popular Tytherington area of Macclesfield, a well-established residential location renowned for its excellent schools, convenient transport links and close proximity to the town centre.

The property is particularly well placed for families, lying within easy reach of highly regarded local schools including Marlborough Primary School and Tytherington School, both of which enjoy strong reputations and are popular choices amongst local residents.

Macclesfield town centre is just a short distance away and offers an excellent range of amenities including independent shops, cafés, restaurants, leisure facilities and supermarkets. The town is perhaps best known for the renowned Treacle Market, held monthly in the historic town centre, which attracts visitors from across the region with its eclectic mix of artisan food, antiques, crafts and local produce.

For commuters, the property benefits from excellent transport connections. Macclesfield railway station is approximately 1.3 miles away and provides direct services to Manchester and London Euston, making the area particularly attractive for those travelling throughout the North West and beyond. Prestbury railway station is also nearby, while regular bus services can be found within

Tytherington itself.

The area is also well connected by road, with convenient access to the A523, A537 and the wider motorway network, while Manchester Airport is within comfortable driving distance.

Combining excellent educational provision, outstanding commuter links, attractive green spaces and the vibrant amenities of Macclesfield, Tytherington remains one of the town's most sought-after residential locations for families and professionals alike.

Porch

5'6" x 3'8" (1.69 x 1.14)

Quarry tile flooring. UPVC double glazed French doors to the front aspect. UPVC double glazed window to the side aspect. Ceiling light. Composite door into: –

Inner Hallway

11'6" x 6'5" (3.52 x 1.98)



Tile flooring. Wall mounted column radiator. Double doors into kitchen diner. Under stairs storage cupboard. Stairs to the first floor accommodation. Ceiling light.

Living Area

17'10" x 11'9" (5.44 x 3.60)



Continued tiled flooring. UPVC double glazed window to the front aspect. Built-in media wall. Two wall lights. Ceiling light. Access into kitchen diner.

Kitchen Diner

31'3" max x 11'10" max (9.55 max x 3.62 max)



Dining Area



Continued tiled flooring. Two UPVC double glazed windows to the side and rear aspects. Two wall lights. Ceiling light.

Kitchen Area



Continued tiled flooring. Bifold doors to the rear aspect. Fitted with a range of bespoke solid oak cabinetry with polished concrete worktops above. Integrated dishwasher, and sink and drainer with mixer tap above. Space for American style fridge freezer. Space for range style cooker. Integrated breakfast nook. Inset spotlights. Pendant light. Walk-in pantry.

Office

10'4" x 8'4" (3.16 x 2.56)



Fitted carpet. Wall mounted column radiator. UPVC double glazed window to the front aspect. Ceiling light.

Snug / Playroom

12'1" x 12'3" (3.69 x 3.75)



Continued tiled flooring. Sliding doors to the rear aspect. UPVC double glazed window to the side aspect. Ceiling light.

Boot Room

13'2" x 3'7" (4.03 x 1.10)

Continued tiled flooring. Built-in cupboards. Ceiling light.

Utility Room / WC

8'11" x 7'3" (2.72 x 2.21)



Continue tiled flooring. Wall mounted radiator. Level WC. UPVC double glazed window to the side aspect. Range of gloss wall and base units with laminate worktops above. Integrated sink and drainer unit with mixer tap above. Spotlight. Access into: –

Garage

9'0" x 17'10" (2.75 x 5.46)

Concrete flooring. UPVC double glazed window to the side aspect. Up and over door to the front aspect. Wall mounted BAXI boiler. Power and lighting.

First Floor Landing

11'7" x 18'11" (3.53m x 5.77m)



Fitted carpet. Wall mounted column radiator. UPVC double glazed window to the front aspect. Two skylights. Three ceiling lights.

Bedroom One

10'6" x 15'1" (3.22 x 4.61)



Fitted carpet. Wall mounted column radiators. French doors onto Juliet balcony to the rear aspect. Two pendant lights. Ceiling light. Access into: –

En-suite

4'2" x 9'9" (1.28 x 2.99)



Tile flooring. Partially tiled walls. Low-level WC. Vanity unit with countertop sink. Ladder style towel rail. Walk-in shower with rain style showerhead. Extractor fan. Two wall lights.

Bedroom Two

14'8" x 11'10" (4.49 x 3.63)



Fitted carpet. Wall mounted column radiator. A range of fitted wardrobes and drawers incorporating vanity unit. UPVC double glazed window to the front aspect. Ceiling light. Access into: –

En-suite

5'5" x 7'4" (1.67 x 2.26)



Tile flooring. Low-level WC. Pedestal wash hand basin. Ladder towel rail. Shower cubicle with rain style showerhead. UPVC double glazed window to the front aspect. Extractor fan. Inset Spotlight.

Bedroom Three

15'9" x 10'2" (4.81 x 3.11)



Fitted carpet. Wall mounted column radiator. UPVC double glazed window to the rear aspect. Ceiling light. Access into: –

Den

12'2" x 4'2" (3.71 x 1.28)



Fitted carpet. Inset spotlights.

Bedroom Four

15'0" x 8'9" (4.59 x 2.69)



Fitted carpet. Built-in wardrobes. Wall mounted column radiator. Under eaves storage. Skylight to the side aspect. Ceiling light.

Bedroom Five

15'1" x 8'9" (4.62 x 2.67)



Fitted carpet. Wall mounted column radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

8'3" x 10'8" (2.53 x 3.26)



Tile flooring. Partially tiled walls. Freestanding bath. Freestanding tap with shower attachment. Low-level WC. Vanity unit incorporating countertop sink. Walk-in shower with rain style showerhead. Wall mounted colour radiator. Two frosted UPVC double glazed windows to the front aspect. Extractor fan. Inset spotlight.

Outside



Externally, the property benefits from an attractive frontage with a lawned garden, mature trees and a private driveway leading to the integral garage. To the rear, there is a generous lawned garden enclosed by established borders, providing a pleasant and private outdoor space well suited to family enjoyment.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Cheshire East Band F

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

WE WON!



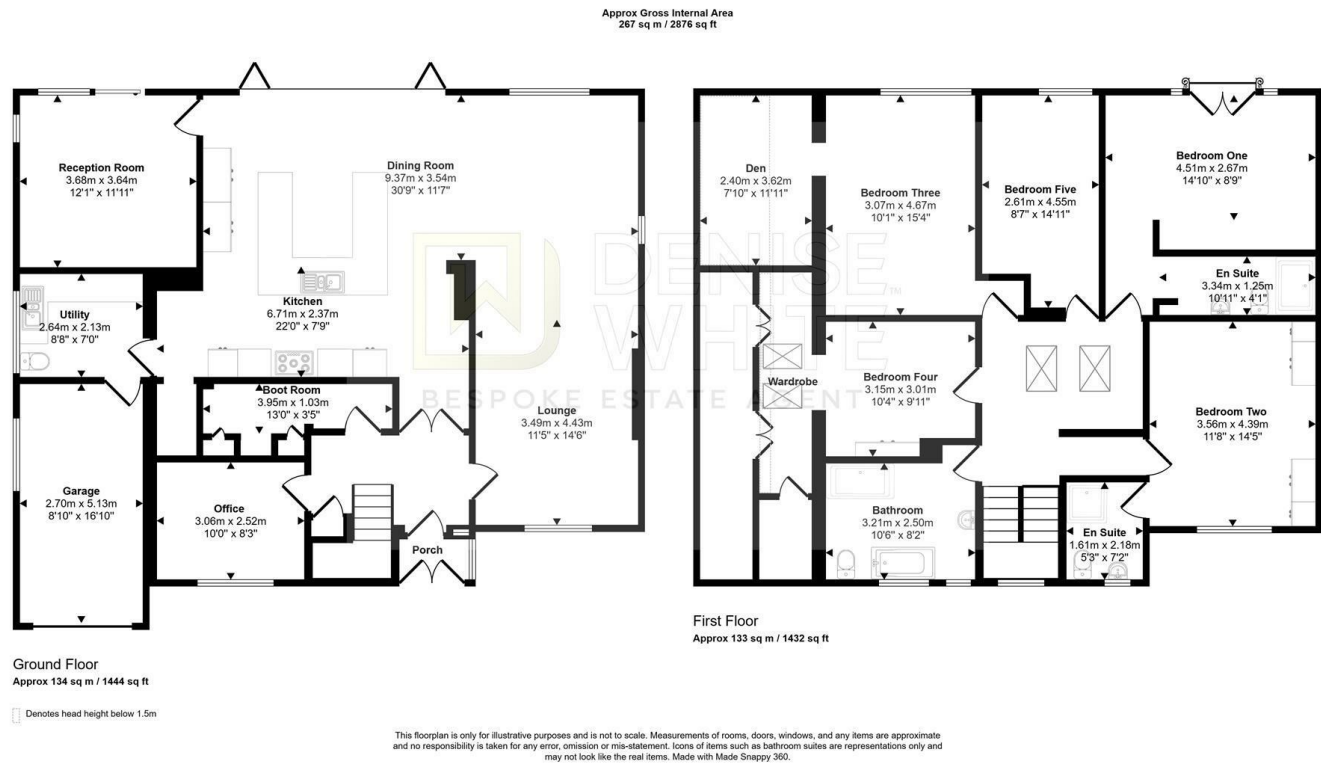
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

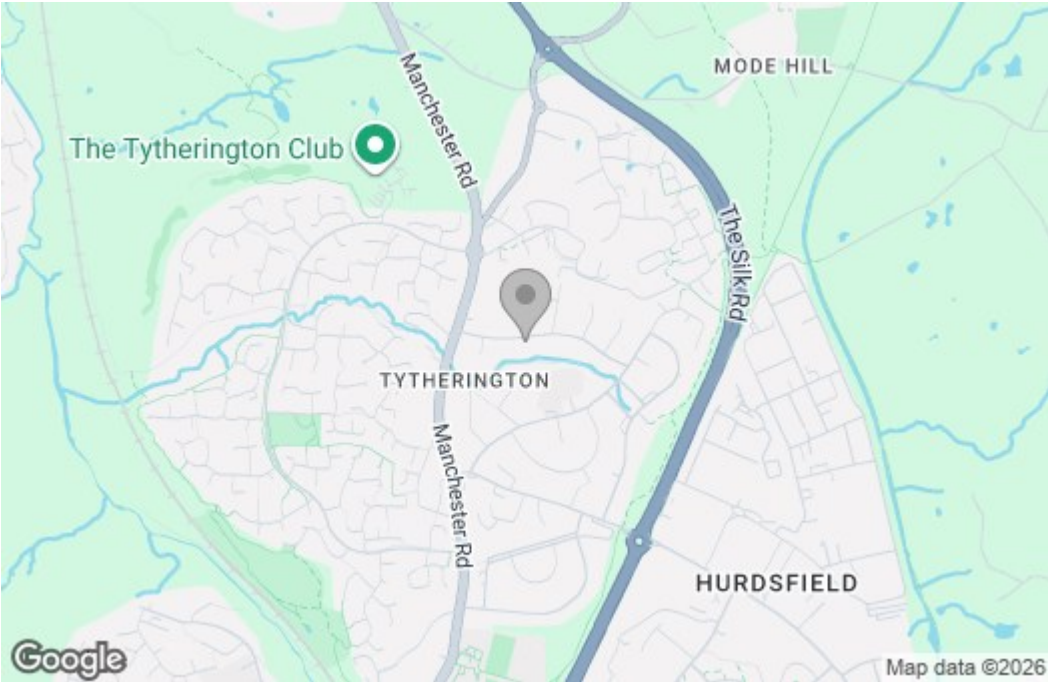
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

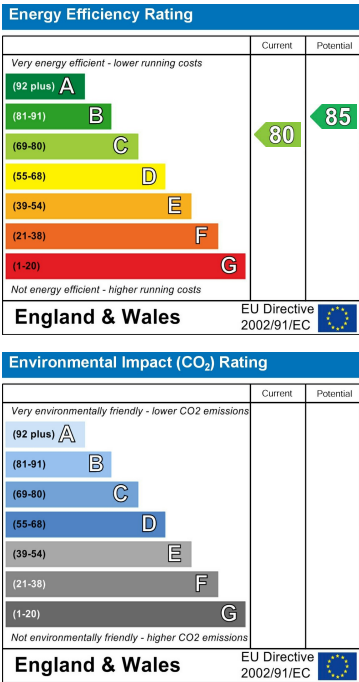
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.