

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

**3, Dunlin Rise, Tytherington,
Macclesfield, Cheshire,
SK10 2SP**





3 Dunlin Rise, Macclesfield, Cheshire SK10 2SP

Positioned on one of the most sought-after roads within the ever-popular Tytherington Links development, Dunlin Rise offers an exceptional opportunity to acquire a substantial and beautifully maintained family home in a prime Macclesfield location.

Ideally situated, the property is within close proximity to highly regarded schools, including Marlborough Primary School and Tytherington High School and Sixth Form, as well as The Tytherington Club and a range of everyday amenities. Macclesfield town centre and railway station are also just a short drive away, providing excellent commuter links.

Constructed by Seddon Homes to an exacting standard, this impressive residence is presented in excellent condition throughout. The generous and well-planned accommodation comprises an entrance hall, a spacious lounge, a well-appointed dining kitchen, a separate formal dining room, and a versatile study. A convenient W.C. and internal access to the double garage complete the ground floor.

To the first floor, a galleried landing leads to five well-proportioned bedrooms. Two of the double bedrooms benefit from en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom, ideal for growing families.

Externally, the property continues to impress. Set back behind a block-paved driveway providing ample off-road parking and access to the double garage, the frontage is complemented by a neatly maintained lawn. To the rear, the landscaped garden has been thoughtfully designed for ease of maintenance, featuring a variety of flagged patio areas, an attractive ornamental pond with water feature and delightful open views over adjoining fields.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in a northerly direction along Manchester Road (A538). Proceed through the traffic lights at the Tytherington shops, taking the next left at the roundabout into Dorchester Way. Take the fourth right into Redshank Drive and the third right into Dunlin Rise.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Composite front door with glazing inset. Spindle balustrade to the staircase. Ceiling cornice. Recessed spotlighting. Tiled flooring. Single panelled radiator.

W.C.

Pedestal washbasin with mixer tap. Low suite W.C. Recessed spotlighting. Extractor fan. Partially tiled walls. Dado rail. Tiled flooring.

Study

8'6 x 8'6

Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Lounge

17'00 x 13'1

Living flame gas fire set within an attractive feature fireplace. Ceiling cornice. T.V. aerail point. Recessed spotlighting. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Double panelled radiators.

Dining Room

Ceiling cornice. Bespoke built-in bookcases. Wooden flooring. uPVC double glazed window. Single panelled radiator.

Dining Kitchen

20'4 x 16'00 to the bay

One and a half bowl stainless steel inset sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks extending to a breakfast bar. Space for a range style cooker with extractor hood over. Integrated dishwasher. Integrated microwave. Integrated fridge. Integrated freezer. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC double glazed windows to the bay. uPVC double doors opening onto the rear garden. Two double panelled radiators.

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Utility

8'2 x 6'8

Stainless steel sink with mixer tap and base unit below. A range of base and eye level units with contrasting work surfaces and tiled splashbacks Plumbing for automatic washing machine. Space for a tumble dryer. Space for an American style fridge/freezer. Concealed Vaillant central heating and domestic hot water boiler. Extractor fan. Recessed spotlighting. Tiled flooring. Door with glazing inset opening onto the rear garden.

Double Garage

16'7 x 16'6

Accessed from the driveway via electric up and over doors. Power and light. Door to the main property. Door to the side elevation.

First Floor

Galleried Landing

Spindle balustrade to the staircase. Ceiling cornice. Airing cupboard housing the hot water cylinder and immersion heater. Access to loft via a pull-down ladder. Single panelled radiator.

Bedroom One

16'4 x 13'6 to the wardrobes

Floor to ceiling fitted wardrobes. Bespoke built-in oak drawers along one wall. Ceiling cornice. Wall light points. Recessed spotlighting. uPVC double glazed windows to front and side elevation. Double panelled radiator.

En-suite Shower Room

The modern suite comprises a fully tiled cubicle with thermostatic rainfall shower over, a combined sink and W.C. vanity unit. Electric shaver point. Extractor fan. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Vertical chrome heated towel rail. Double panelled radiator.

Bedroom Two

10'8 to the wardrobes x 10'1

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

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En-suite Shower Room

Fully tiled cubicle with thermostatic shower over. Pedestal washbasin with mixer tap. Low suite W.C. Partially tiled walls. Tiled flooring. Electric shaver point. Extractor fan. Recessed spotlighting. uPVC double glazed window. Vertical heated towel rail.

Bedroom Three

12'7 x 12'1

uPVC double glazed window. Single panelled radiator.

Bedroom Four

14'3 x 8'11

uPVC double glazed window. Single panelled radiator.

Bedroom Five

10'2 x 7'9

uPVC double glazed window. Single panelled radiator.

Family Bathroom

The white suite comprises a panelled bath with hand-held shower attachment. Combined sink and W.C. vanity unit. Electric shaver point. Extractor fan. Partially tiled walls. Dado rail. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

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Outside

Gardens

The property is approached via a block-paved driveway proving ample vehicular parking as well as access to the garage. Adjoining is an attractive garden that includes a neat lawn and enclosed by hedging. Designed by an award-winning garden landscaper to create a highly attractive and low maintenance outdoor space including stone-flagged patio areas, a wonderful ornamental pond with water feature and a views over the adjoining fields beyond. This garden is completely private and south facing making it a wonderful outside space for relaxing or entertaining whilst enjoying the best of the afternoon and early evening sun.

Tenure

Freehold.

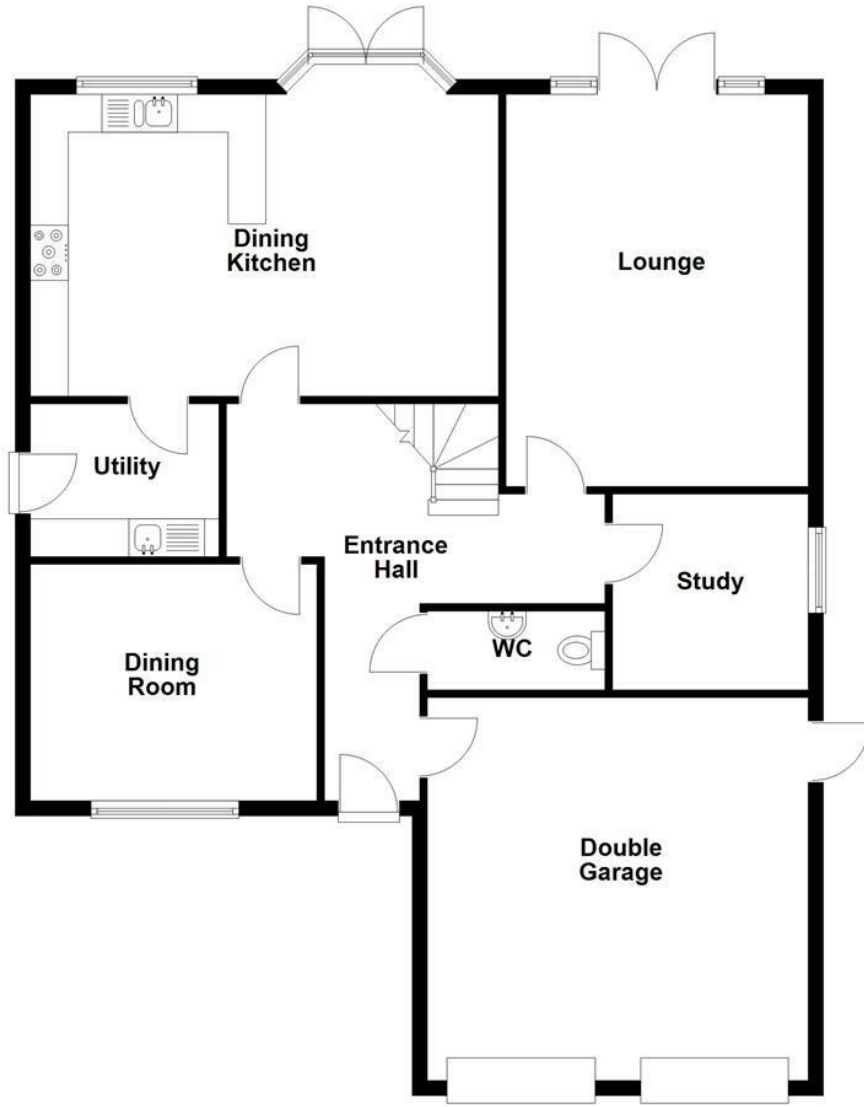
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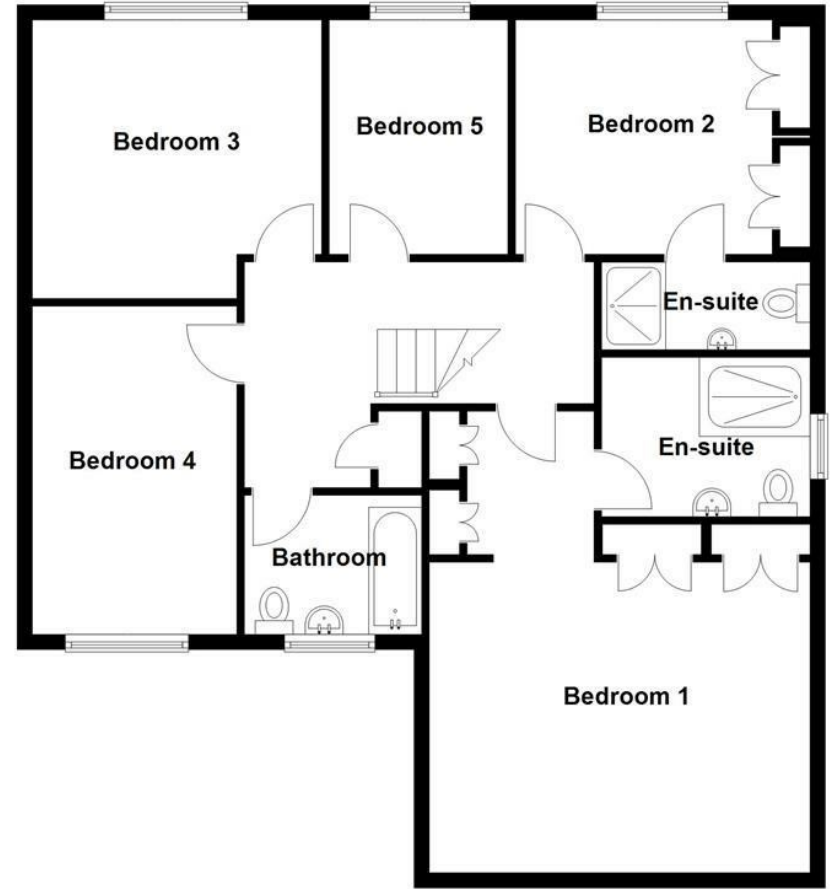




Ground Floor



First Floor





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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E: contact@holdenandprescott.co.uk

