HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

28 Rotherhead Drive, Macclesfield, SK11 7XQ

28, Rotherhead Drive, Macclesfield, Cheshire SK11 7XQ

An excellent opportunity to acquire this well-presented three-bedroom detached family home, offering generously proportioned and versatile accommodation arranged over two floors. The property enjoys good levels of natural light throughout and provides a comfortable and practical layout, ideally suited to modern family life.

Conveniently situated just a short drive from Macclesfield town centre, the property is well placed for access to a wide range of shops, schools, amenities and everyday facilities, whilst also providing easy access to the surrounding areas.

The accommodation briefly comprises; entrance hall, downstairs W.C., lounge, dining room, kitchen, conservatory, utility room and study to the ground floor. To the first floor, there is a principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a full-width block-paved driveway, providing ample off-road parking. To the rear, the generously sized garden is predominantly laid to lawn and offers an excellent outdoor space for relaxing, entertaining and enjoying the garden during the warmer months.

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 along Park Lane, turning left at the second set of traffic lights into Congleton Road. Take the second left into Moss Lane and Rotherhead Drive can be found on the right hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch
Courtesy light.

Entrance Hall
Composite front door with glazing inset. Laminate flooring. uPVC double glazed leaded style window. Single panelled radiator.

W.C.
Low suite W.C. Corner washbasin with tiled splashbacks. Laminate flooring. uPVC double glazed leaded style window. Single panelled radiator.

Dining Room
12'7 x 11'10 max
Spindle balustrade to the staircase. Ceiling cornice. Laminate flooring. uPVC double glazed leaded style window. Double panelled radiator. Open way through to the Utility.

Lounge
15'2 x 11'3
Media wall incorporating a contemporary living flame electric fire and recesses for T.V. and stereo soundbar. Ceiling cornice. Double panelled radiator. uPVC glazed sliding doors opening to the Conservatory.

Kitchen
12'3 x 9'00
One and a half bowl inset sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Breakfast bar. Under unit lighting. Integrated Samsung single oven and microwave. AEG four ring induction hob with Hotpoint extractor hood over. Integrated Beko dishwasher. Integrated fridge and freezer. Cupboard housing the Worcester Bosch gas central heating and domestic hot water boiler. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Hardwood door with glazing inset opening at the side elevation.

Utility
7'4 x 5'00
Plumbing for washing machine. Space for a tumble dryer. Space for a free-standing fridge/freezer.

Study
11'1 x 7'4
Recessed spotlighting. uPVC double glazed leaded style window. Double panelled radiator.

Conservatory
11'8 x 9'00
Tiled flooring. uPVC double glazed windows. uPVC double doors opening onto the garden.

First Floor

Landing
Spindle balustrade to the staircase. Airing cupboard housing the hot water cylinder. Loft access.

Bedroom One
15'1 x 11'3
uPVC double glazed window. Single panelled radiator.

En-suite Shower Room
Fully tiled corner cubicle with thermostatic rainfall shower and additional shower attachment over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two
12'7 x 7'10
Built-in wardrobe. uPVC double glazed leaded style window. Single panelled radiator.

Bedroom Three
9'9 x 9'1 max
Fitted wardrobe. uPVC double glazed leaded style window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with central mixer tap and thermostatic shower over, a pedestal washbasin and a low suite W.C. Extractor fan. Electric shaver point. Recessed spotlighting. Fully tiled walls. uPVC double glazed leaded style window. Single panelled radiator.

Outside

Gardens
The property is set behind a full-width block-paved driveway, providing ample off-road parking. To the rear, the fully enclosed garden features a well-maintained lawn and a generous stone-flagged patio, creating an ideal space for outdoor seating and entertaining.

Tenure
Freehold

£390,000

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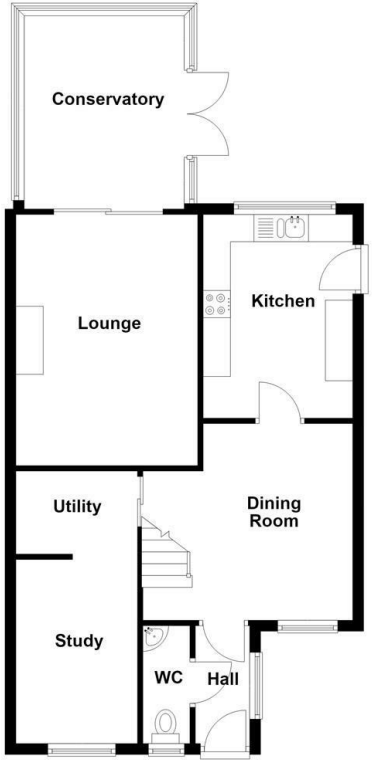
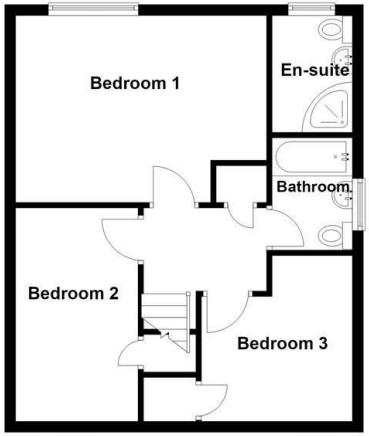
Ground Floor



First Floor



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