



# 15 Tintagel Close, Macclesfield, Cheshire, SK10 3NL

Situated at the head of a peaceful cul-de-sac on a sought-after avenue within the highly desirable "Greenside" development, this attractive three bedroom detached family home offers excellent potential for extension (subject to the necessary planning permissions). Ideally positioned close to highly regarded schools including Fallibroome and Whirley, the property is perfectly suited to family living. The accommodation in brief comprises; an entrance porch, hallway with stairs to the first floor, spacious living room, breakfast kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off road parking, extending down the side of the house to a detached garage. The rear garden is mainly laid to lawn and features a patio area ideal for outdoor entertaining and al fresco dining.

## £360,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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 right at the roundabout onto Priory Lane and take the first left onto Birtles Road. Take the first left again onto Redruth Avenue and continuing to the end, turn right into St Austell Avenue, with Tintagel Close being the next turning on the left.

#### Porch

Laminate floor.

#### Entrance Hallway

Stairs to first floor. Double doors to the living room. Radiator.

#### Living Room

16'0 x 11'0

Double glazed window to the front aspect. Laminate floor. Radiator.

#### Dining Kitchen

14'3 x 8'5

Fitted with a range of handleless base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Space for a washing machine and cooker. Understairs storage cupboard. Space for a table and chairs. Laminate floor. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect. Square archway through to the conservatory.

#### Conservatory

10'0 x 7'6

Double glazed windows and door to the garden.

#### Stairs To The First Floor

Access to the loft space (the vendor has advised that the loft is part boarded). Double glazed window to the side aspect.

### Bedroom One

14'0 x 8'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

10'7 x 7'10

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

7'0 x 6'3

Single bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

### Outside

#### Driveway

The property is set back behind a large gated entrance with a driveway providing off road parking and extending along the side of the house to a detached garage.

#### Detached Garage

Electric up and over door. Double glazed window and courtesy door to the side aspect.

#### Garden

The rear garden is mainly laid to lawn and features a patio area ideal for outdoor entertaining and al fresco dining. Fenced and enclosed with a courtesy gate providing access to the front.

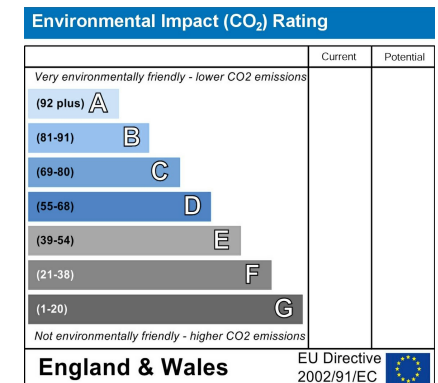
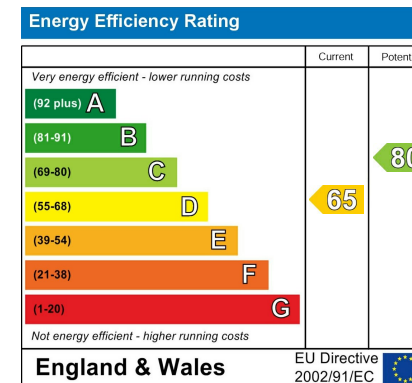
#### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is D.

We would recommend any prospective buyer to confirm these details with their legal representative.

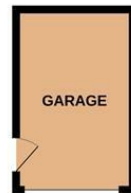
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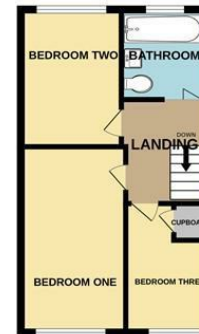




GROUND FLOOR



1ST FLOOR



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