



jordanfishwick

3 COLLEGE COURT MACCLESFIELD SK11 8HN

£599,950

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College Court is a prestigious development built by Messrs McAlpine Homes. This magnificent four double bedroom detached family home enjoys an enviable position conveniently located within walking distance of excellent schools, the town centre and its excellent public transport link. In brief the property comprises; covered porch, entrance hallway with attractive laminate floor, downstairs WC, spacious living room, open plan family/dining/kitchen and utility room. The first floor landing allows access to four double bedrooms with en-suite shower room to the master bedroom and family bathroom with separate walk in shower. Externally, to the front is a driveway providing off road parking with a well maintained garden to the side. The Southerly facing rear garden is a real feature and has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests as well as an additional raised decked patio to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders.



Measurements are approximate. Not to scale. Illustrative purposes only
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- LOCATED IN A SOUGHT AFTER LOCATION OFF RYLES PARK ROAD
- CLOSE TO EXCELLENT SCHOOLS, TOWN CENTRE AND TRANSPORT LINKS
- A BEAUTIFULLY PRESENTED DETACHED HOME
- THREE RECEPTION ROOMS
- STYLISH BREAKFAST KITCHEN
- EPC RATING C AND COUNCIL TAX BAND F
- FOUR DOUBLE BEDROOMS AND TWO BATHROOMS
- OFF ROAD PARKING AND INTEGRAL GARAGE
- BEAUTIFUL GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC