



# 5 Buckingham Drive, Macclesfield, SK11 7GN

A beautifully appointed four bedroom detached family home set within a quiet cul de sac within this select development. Located in a sought after residential location within walking distance of local schools, shops and public transport. In brief the property comprises; entrance hallway, through living/dining room, generous conservatory, kitchen, utility area and downstairs WC. To the first floor are four well proportioned bedrooms (master with en-suite facilities) and family bathroom. To the front is a driveway providing off road parking and leads to the attached garage. The mature and well established Westerly facing garden is a real feature with paved seating areas ideal for entertaining family and friends or to just simply relax and enjoy the setting. Various flower beds offer an array of attractive plants, shrubs and trees bordering a realistic low maintenance artificial lawned.

## £430,000

### 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 Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, then turn right onto Buckingham Rise and right onto Buckingham Drive.

#### GROUND FLOOR

##### Entrance Hallway

Staircase to the first floor. Tiled floor. Ceiling coving. Understairs storage cupboard. Radiator.

##### Living/Dining Room

27'0 x 11'5

Two radiators. Ceiling coving. Double glazed window to the front aspect.

##### Living Area

Generous living room decorated in neutral colours and featuring a coal effect living flame gas fire and surround. Ceiling coving. Radiator. Double glazed French doors to the conservatory.

##### Dining Area

Double glazed bay window to the front aspect. Ceiling coving. Radiator.

##### Kitchen

9'6 x 9'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over and double oven below. Space for a dishwasher. Tiled floor. Recessed ceiling spotlights. Radiator.

##### Utility

Space for an American fridge freezer and washing machine. Radiator.

##### Downstairs WC

Push button low level WC and pedestal wash hand basin. Tiled floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

##### Conservatory/Family Room

24'0 x 11'0 max

Generous conservatory with double glazed windows and French doors opening to the rear garden. Additional door to the side aspect. Tiled floor with under floor heating. Three Velux windows. (The vendor has advised that the conservatory has recently had a solid roof installed with lightweight tiles to help maintain optimum temperature in the room, protecting from the summer heat and retaining warmth in winter).

#### FIRST FLOOR

##### Landing

Built in airing cupboard. Access to the loft space. Double glazed window to the front aspect. Radiator.

### Bedroom One

11'6 x 10'8

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

### En-Suite

Fitted with a white suite comprising, large shower cubicle, push button low level WC and vanity wash hand basin with mixer tap. Double glazed window to the side aspect.

### Bedroom Two

11'6 x 10'0

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

### Bedroom Three

10'5 x 9'3

Double bedroom with built in wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom Four

9'2 x 8'0

Good size fourth bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

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

### OUTSIDE

#### Attached Garage

17'0 x 9'0

Electric roller door. Power and lighting. Courtesy door to the side.

#### Driveway

To the front is a driveway providing off road parking and leads to the attached garage.

#### Westerly Facing Garden

The mature and well established Westerly facing garden is a real feature with paved seating areas ideal for entertaining family and friends or to just simply relax and enjoy the setting. Various flower beds offer an array of attractive plants, shrubs and trees bordering a realistic low maintenance artificial lawned. A courtesy gate to the side of the property allows access to the front.

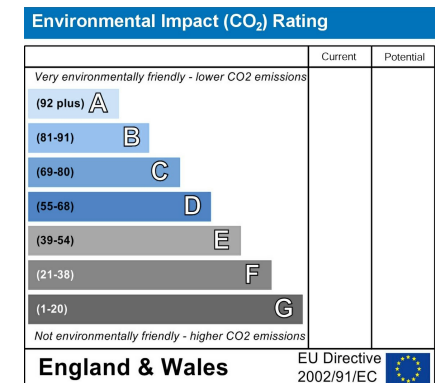
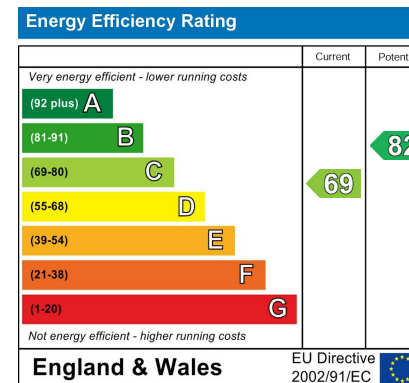
### TENURE

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

We would advise any perspective buyer to confirm these details with their legal representative.

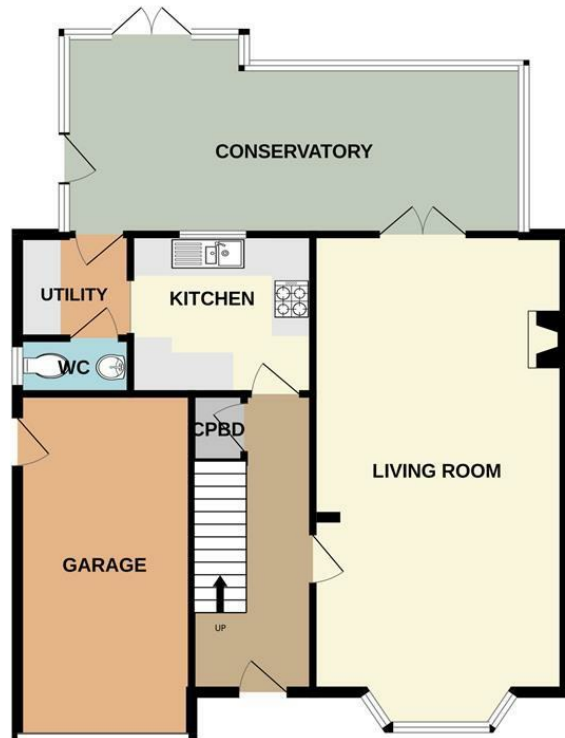
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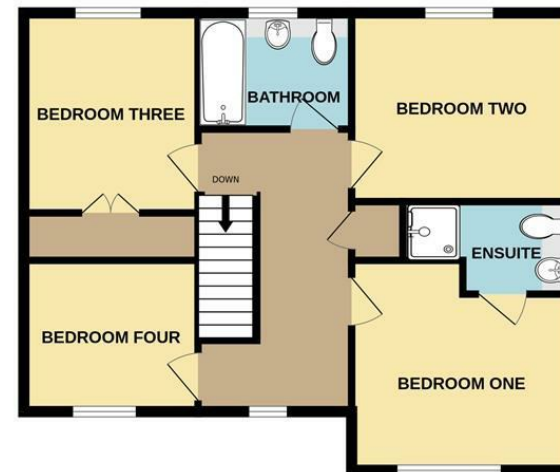




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

