
jordan fishwick
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26 Rotherhead Drive, Macclesfield, SK11 7XQ

Forming part of a popular development, this three bedroom detached family home offers generous proportions throughout and is located in a sought after and popular residential location within walking distance of local schools, shops and public transport. In brief the property comprises; entrance hallway, downstairs WC, living room, separate dining room and kitchen. To the first floor the landing allows access to three double bedrooms (master with en-suite) and family bathroom. A block paved driveway to the front provides off road parking leading to the attached garage. The Westerly facing garden is mainly laid to lawn with a paved patio ideal for "Al Fresco" dining.

£375,000

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, continue over the mini roundabout and then take the next right onto Rotherhead Drive. Follow the road around and this particular property being found on the right hand side.

Hallway
Hardwood door with glazing inset. Double glazed window to the side aspect. Ceiling coving. Radiator.

Downstairs WC
Low level WC and corner wash hand basin and tiled splashback. Double glazed window to the front aspect. Radiator.

Dining Room
12'0 x 10'0
Ample space for a dining table and chairs. Ceiling coving. Double glazed window to the front aspect. Radiator. Spindle balustrade to the staircase leading to the first floor.

Living Room
15'2 x 11'4
Decorated in neutral colours and sliding patio doors opening to the rear garden. Ceiling coving. Radiator.

Breakfast Kitchen
11'8 x 9'0
Hardwood door with glazing inset. Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Space for a small table and chairs. Double glazed window to the rear aspect. Door to the side aspect. Radiator.

Landing
Access to the loft space. Built in airing cupboard with hot water cylinder.

Bedroom One
15'0 x 11'3
Double bedroom with ample space for a king size bed, wardrobes and dressing table. Double glazed window to the rear aspect. Radiator.

En-Suite
Fitted with a white suite comprising, shower cubicle, low level WC and pedestal wash hand basin with tiled splashback. Extractor fan. Electric shaver plug socket point. Double glazed window to the rear aspect. Radiator.

Bedroom Two
12'8 x 8'0
Double bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

Bedroom Three
9'8 x 9'0 max
Good size third bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

Bathroom
Fitted with a panelled bath with shower attachment off the taps, low level WC and pedestal wash hand basin with tiled splashback. Extractor fan. Electric shaver plug socket point. Double glazed window to the side aspect. Radiator.

Outside

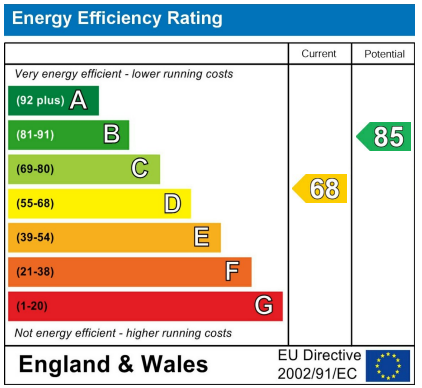
Driveway
A block paved driveway to the front provides off road parking and leads to the attached garage. A courtesy gate to the side of the property allows access to the garden.

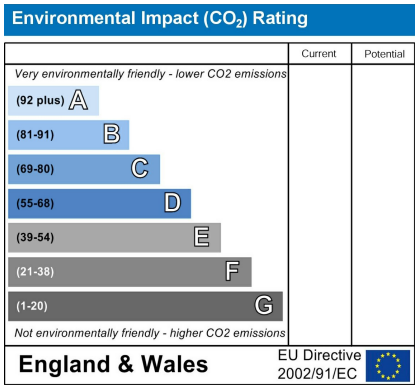
Garage
17'0 x 7'8
Up and over door.

Westerly Facing Rear Garden
The fenced and enclosed Westerly facing garden is mainly laid to lawn with a paved patio ideal for seating and entertaining. A courtesy gate to the side 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 prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









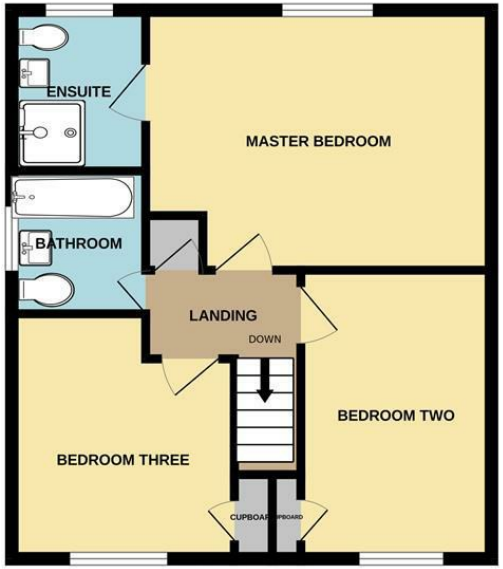




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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I've been doing the rounds





