



# 10 Westbury Drive, Macclesfield, SK11 8LR

A generously proportioned three-bedroom semi-detached family home, situated in a quiet and highly sought after residential area. Ideally positioned close to well regarded primary and secondary schools, local shops and excellent transport links. In brief the property comprises; porch, entrance hall, downstairs WC, spacious living room, separate sitting room, an L-shaped dining kitchen and a conservatory overlooking the garden. To the first floor are three bedrooms and a shower room. Externally, the property is set back behind a driveway providing off road parking. To the rear is a private garden mainly laid to lawn and complemented by a paved patio area, perfect for al fresco dining and entertaining family and friends. Mature shrubs border the garden, while mature trees provide a degree of privacy.

## £337,500

### 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

Travel out of Macclesfield along Sunderland Street and continue straight over onto Park Lane at the traffic lights and roundabout. Continue through the traffic lights with the Flower Pot Public House on your left onto Ivy Lane and take the second turning on the right hand side onto Sycamore Crescent. Take the first left onto Chiltern Avenue and then first right onto Westbury Drive where the property will be found after a short drive on the right hand side.

#### Porch

Cloaks hanging space.

#### Entrance Hallway

Stairs to the first floor. Useful storage cupboard. Tiled floor. Radiator.

#### Downstairs WC

Low level WC and wash hand basin. Window to the side aspect.

#### Living Room

13'2" x 10'10"

Bright and airy reception room with double glazed window to the front aspect and fitted with Plantation shutters. Coal effect fire and surround. Radiator. Archway through to the sitting room.

#### Sitting Room

11'2" x 8'11"

Versatile room. Laminate floor. Radiator.

#### Kitchen

8'4" x 8'1"

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in double oven. Space for a washing machine, dishwasher and fridge. Two windows to the side aspect.

#### Dining Area

14'11" x 7'5"

Sliding doors to the conservatory. Tiled floor. Radiator.

#### Conservatory

10'0" x 8'2"

Double glazed windows and door to the garden. Tiled floor. Radiator.

### Stairs To The First Floor

Double glazed window to the side aspect.

### Bedroom One

13'10" x 10'6"

Double bedroom with double glazed window to the front aspect fitted and with Plantation shutter. Fitted with a range of wardrobes, over bed storage and a dressing table. Radiator.

### Bedroom Two

11'3" x 9'1" to wardrobe fronts

Double bedroom with double glazed window to the rear aspect. Fitted with a floor to ceiling wardrobe with mirror fronted sliding doors. Radiator.

### Bedroom Three

7'2" x 6'5"

Single bedroom with double glazed window to the front aspect and fitted with Plantation shutters. Radiator.

### Shower Room

Fitted with a white suite comprising; shower cubicle, push button low level WC and vanity wash hand basin. Chrome ladder style radiator. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect.

### Outside

#### Driveway

A driveway to the front provides off road parking which leads down the side of the property to the garage.

#### Garage

Up and over door.

### Rear Garden

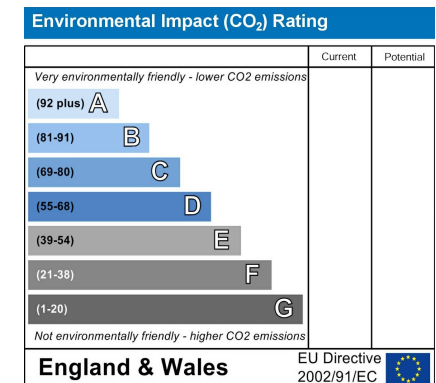
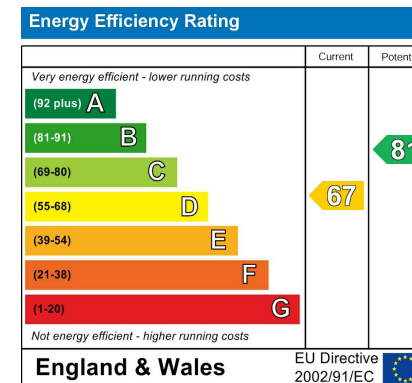
The rear garden is of a generous size mainly laid to lawn and coupled with a paved patio, ideal for al fresco dining, entertaining family and guests with mature shrubs to the perimeter. Mature trees to the rear provide a degree of privacy.

### Tenure

The vendor has advised that the property is Freehold and that the council tax band is C. We would advise any prospective buyers to confirm this 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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