
jordan fishwick
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17 Underwood Close, Macclesfield, Cheshire, SK10 3QD

A beautifully presented and spacious four bedroom detached family home, situated within this popular development just off Victoria Road. Occupying a peaceful cul-de-sac position, the property is ideally located close to a number of well regarded local schools, Macclesfield General Hospital and the wide range of amenities available in Macclesfield Town Centre. The well proportioned accommodation in brief comprises; a covered porch, entrance vestibule, spacious open plan living and dining room and a stylish breakfast kitchen. To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room together with a family bathroom. Externally, the property benefits from a driveway providing off road parking and access to the integral garage with a lawned garden to the side. To the rear, the mature, Westerly facing garden is a particular highlight, having been thoughtfully landscaped to create an attractive and relaxing outdoor space. A stone paved seating area provides the perfect setting for al fresco dining and entertaining family and friends or simply unwinding while enjoying views across the well-maintained lawn. Beautifully established flower beds, planted with a variety of plants and shrubs add further interest and charm. Timber panel fencing encloses the garden, while a useful side gate provides convenient access to the front of the property.

£475,000

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, passing Macclesfield Hospital on the left hand side, turn right onto Home Farm Avenue, take the second left onto Underwood Close.

Covered Porch

entrance Vestibule
Inset mat. Stairs to first floor landing. Radiator. Door to living room and integral garage.

Open Plan Living/Dining Room

Living Area
14'2 x 11'3
Elegantly presented living room featuring a cast iron wood burning stove within the recess. Double glazed window to the front aspect. Laminate floor. Ceiling coving. Radiator. Open to the dining area.

Dining Area
9'4 x 7'3
Double glazed window to the rear aspect. Ceiling coving. Radiator.

Breakfast Kitchen
15'7 x 12'4
Stylish breakfast kitchen comprising a range of "soft close" shaker style base units with quartz work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Five ring NEFF gas hob with extractor hood above. Built in Neff double oven. Integrated dishwasher with matching cupboard front. Space for an American style fridge/freezer. Feature Island unit with matching quartz work surface and stool recess. Double glazed window overlooking the rear garden. Double glazed French doors to the garden. Additional double glazed window and door to the side aspect. Laminate floor. Contemporary radiator.

Stairs To The First Floor
Built in airing cupboard.

Master Bedroom
14'1 x 8'4
Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed bay window to the front aspect. Radiator.

En-Suite Shower Room
Fitted with a shower enclosure, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Double glazed window to the front aspect. Radiator.

Bedroom Two
12'5 x 8'4
Double bedroom with double glazed bay window to the front aspect. Radiator.

Bedroom Three
9'1 x 9'1
Good size third bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four
9'0 x 8'8 max
Single bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

Family Bathroom
Fitted with a panelled bath with shower attachment off the taps, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Double glazed window to the rear aspect. Radiator.

Outside

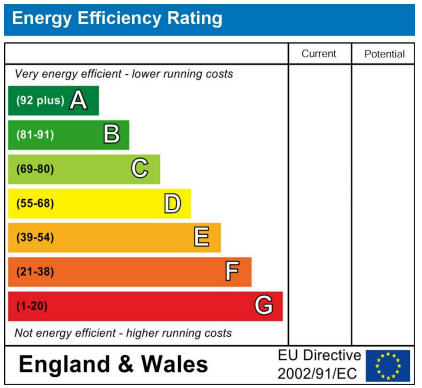
Driveway
To the front is a driveway providing off road parking and leads to the integral garage. A lawned garden to the side. Courtesy gate to the side allows access to the garden.

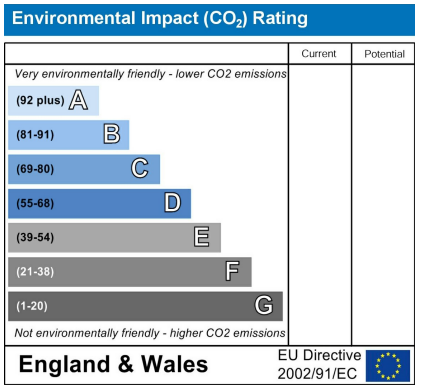
Integral Garage
15'5 x 8'7
Up and over door. Power and light. Worcester boiler. Plumbing for a washing machine and space for a tumble dryer.

Westerly Facing Garden
To the rear, the mature, Westerly facing garden is a particular highlight, having been thoughtfully landscaped to create an attractive and relaxing outdoor space. A stone paved seating area provides the perfect setting for al fresco dining and entertaining family and friends or simply unwinding while enjoying views across the well-maintained lawn. Beautifully established flower beds, planted with a variety of plants and shrubs add further interest and charm. Timber panel fencing encloses the garden, while a useful side gate provides convenient access to the front of the property.

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



17 UNDERWOOD CLOSE SK10 3QD

Measurements are approximate. Not to scale. Illustrative purposes only
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