



## 1 Gritstone Drive, Macclesfield, SK10 3SF

£450,000

- An impressive four-bedroom detached home is perfectly suited for family living
- Well-appointed kitchen adjoining utility room provides further access to the garden
- Beautifully maintained rear garden, a driveway providing off-road parking for two vehicles, and an attached garage
- Spacious living room connecting to the dining area with patio doors opening out to a private rear garden
- Family bathroom with a shower over the bath



# I Gritstone Drive, Macclesfield SK10 3SF

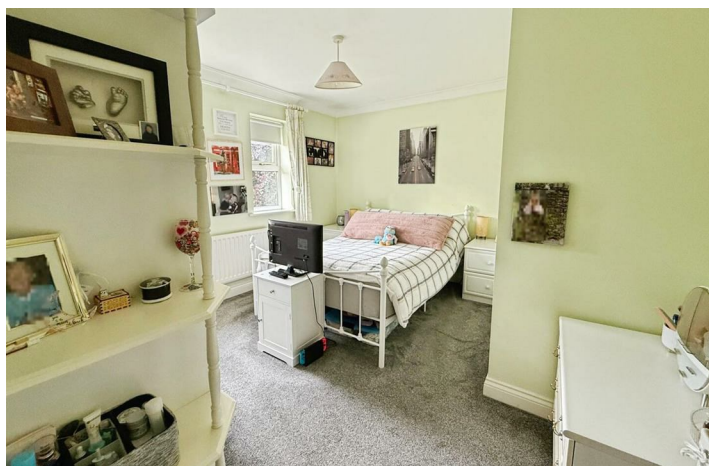
Offering exceptionally spacious accommodation, this impressive four-bedroom detached home is perfectly suited for family living. Constructed in the early 2000s by the highly regarded Barratt Homes, the property has remained in the care of the same family since new—testament to its comfort and appeal.

Ideally located close to Macclesfield town centre, residents will enjoy convenient access to a wide variety of shops, bars, and restaurants. The area is also well-served by excellent transport links, both road and rail, and falls within the catchment for several highly regarded schools, including the renowned Fallibroome Academy.

The accommodation briefly comprises: welcoming entrance hall, downstairs WC, spacious living room featuring a stunning bay window that floods the space with natural light, seamlessly connecting to the dining area with patio doors opening out to a private rear garden. The well-appointed kitchen offers a range of base and eye-level units, while the adjoining utility room provides further access to the garden.



Council Tax Band: E





### **Lounge/ Dining Room**

23'9" x 14'7"

A spacious and light-filled open-plan reception area featuring a large front-facing bay window and rear patio doors leading to the garden. Offers a seamless flow between lounge and dining space, ideal for entertaining. Finished with quality flooring, central fireplace, radiators, and TV point.

### **Kitchen**

14'0" x 9'7"

Well-appointed kitchen fitted with a comprehensive range of wall and base units, integrated appliances, and generous worktop space. Tiled flooring, rear-facing window, and ample room for a breakfast table or casual dining.

### **Utility Room**

9'7" x 4'5"

Practical utility area with further base units, plumbing for appliances, and an external door providing access to the side of the property.

### **Downstairs WC**

5'5" x 2'4"

Conveniently located cloakroom comprising low-level WC and wash basin. Tiled flooring and radiator.

### **Bedroom One**

11'6" x 9'2"

Generous double bedroom, fitted wardrobes, and a stylish en-suite shower room. Central heating radiator and space for freestanding furniture.

### **Bedroom Two**

11'7" x 8'3"

Spacious double bedroom with built-in wardrobes. Ideal for guests or family members.

### **Bedroom Three**

8'9" x 6'9"

Comfortable single room with fitted wardrobe, perfect as a child's bedroom or study. Central heating radiator.

### **Bedroom Four**

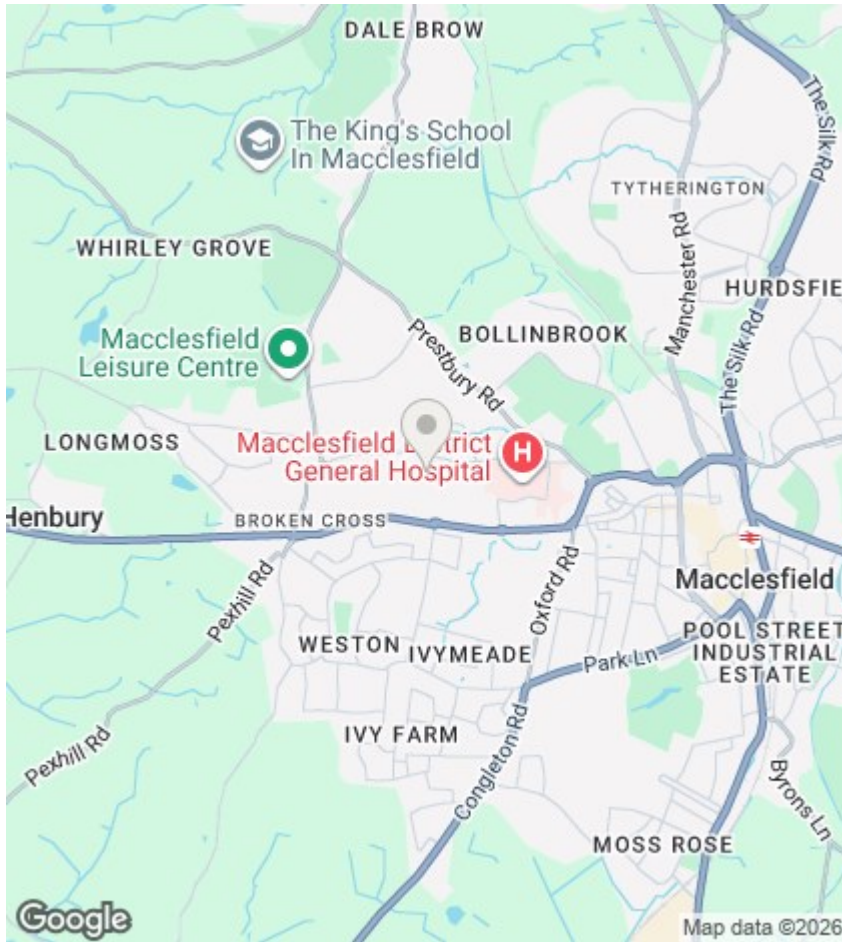
8'9" x 6'0"

Versatile fourth bedroom ideal as a nursery or home office. Central heating radiator.

### **Bathroom**

6'10" x 6'00"





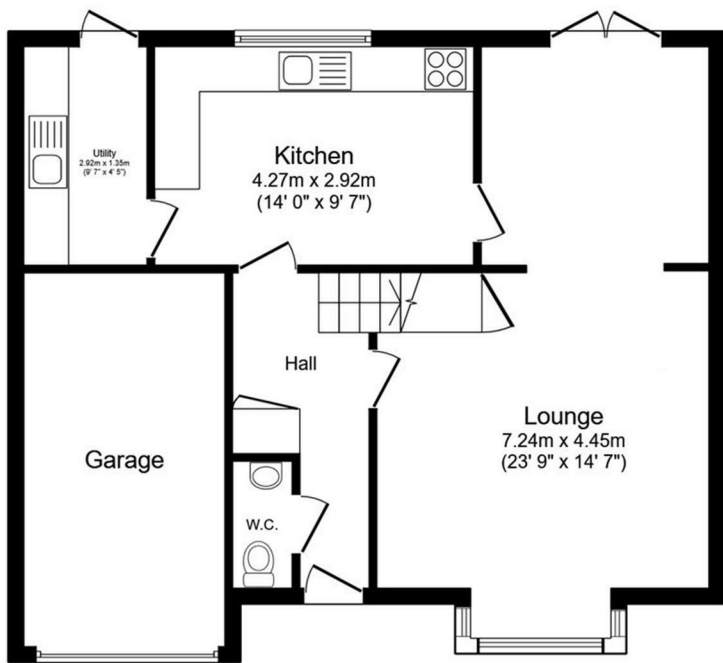
## Directions

## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

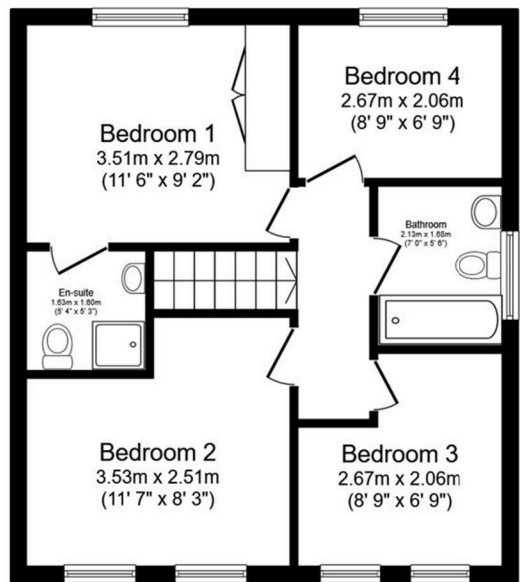
**EPC Rating:**  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	



**Ground Floor**

Floor area 69.7 sq.m. (750 sq.ft.)



**First Floor**

Floor area 46.1 sq.m. (497 sq.ft.)

**Total floor area: 115.8 sq.m. (1,247 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk