

17 Weybridge Drive

Macclesfield, Cheshire, SK10 2UP



mosley jarman



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£775,000

A well presented and very spacious four double bedroom (formerly five) three bathroom (two en-suite) detached family home built by Crosby Homes.

The accommodation includes an entrance hall (under stairs cupboard), downstairs w.c, spacious living room (20'4 12'1 with inset living flame gas fire and windows to three aspects), dining room, study/office, dining kitchen/family area (fitted with modern units, an island, integrated Neff appliances that include two electric ovens, a microwave and a warming drawer, integrated dishwasher and induction hob), utility area (with space for appliances and a full height integrated freezer. Large fitted cloaks/shoe cupboards) and conservatory (with light airy aspect with delightful views into the garden). The first floor accommodation reveals a landing (with loft access via pull down ladder and an airing cupboard), main bedroom (with fitted wardrobes and a luxurious en-suite shower room (with bidet and shower douche), three further double bedrooms (one with en-suite) and a spacious family bathroom with bath with attached shower and separate shower cubicle (the showers are all power showers). Double glazed, gas fired central heating and alarmed. There are Indian Stone patio areas within the garden, outside lighting and power as well as cold water taps to both the front and rear.



- Well presented and spacious detached family home
- Quiet cul-de-sac location opposite a green family home
- Forming part of the 'Tytherington Links' estate built by Crosby Homes
- Close to the Tytherington Club (Golf and Health Club)
- Four double bedrooms (formerly five) and three bathrooms (two en-suite)
- Three reception rooms and a study/office
- Downstairs w.c and a utility/laundry room
- Block paved drive and integral double garage
- Large corner plot with stunning, enclosed, established, rear garden
- EPC rating - C



Grounds & Gardens

A long block paved driveway to the front provides off road parking for up to eight vehicles and leads to an integral double garage (18'11 x 18'7 7 with remote roller doors front and rear and insulated boarded roof space). There is a courtyard style garden to the side and a stunning enclosed large garden to the rear which is beautifully tended and well established with mature trees and flowering shrub and plant borders.

The Location

The property occupies a large and private corner plot and is situated in a quiet cul-de-sac opposite a green which forms part of the popular 'Tytherington Links' development. The Tytherington Club (Golf and Heath Club) is within a short walk and the shopping districts of Macclesfield, Wilmslow and Prestbury are within a short drive.

Important Information

Council Tax Band: G

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**: To be confirmed

Mobile Coverage**: To be confirmed

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility:

Tenure: Freehold

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK10 2UP**

What 3 Words:

Council Tax Band: **G**

EPC Rating: **C**

Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 1580 SQ.FT.
(146.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 956 SQ.FT.
(88.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2537 SQ.FT. (235.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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