HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

4 Blueberry Way, Macclesfield, SK10 3GS

4, Blueberry Way, Macclesfield, Cheshire SK10 3GS

Jasmine Park is a well-established and highly sought-after development, providing an ideal setting for this beautifully presented, high-quality townhouse.

Contemporary in style and tastefully decorated throughout, the accommodation is arranged over three floors and offers well-proportioned three-bedroom, two-bathroom living. The ground floor comprises an entrance hall, cloakroom, a bright living room with double doors opening onto the rear garden, and a well-appointed kitchen fitted with integrated appliances. To the first floor are two bedrooms and a stylishly fitted family bathroom, while the top floor is dedicated to a generous principal suite with a spacious bedroom and en-suite shower room, creating an impressive and private retreat.

The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set behind a neat lawn with a full-length driveway providing off-road parking. To the rear is a fully enclosed garden featuring a lawn, paved patio area and timber garden shed, offering a practical and private outdoor space.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road and take the next right into Whirley Road. Jasmine Avenue is the second turning on the right. Proceed to the end of the road and you will arrive at Blueberry way where you turn right and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor
Courtesy light.

Entrance Hall
Composite front door with glazing inset. Spindle balaustrade to the staircase. Laminate flooring. Single panelled radiator.

Cloakroom/W.C.
Pedestal washbasin with tiled splashbacks. Low suite W.C. Extractor fan. Tiled flooring. Single panelled radiator.

Kitchen
8'11" x 8'0"
One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven with four ring gas hob and extractor hood over. Other integrated appliances include a dishwasher, washing machine and fridge freezer. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Lounge/Dining Room
14'11" x 14'11" reducing to 8'11"
Laminate flooring. uPVC double glazed window. uPVC patio doors opening onto the garden. Single panelled radiators.

First Floor

Landing
Spindle balustrade to the staircases. Airing cupboard housing the hot water cylinder.

Bedroom Two
14'11" x 8'0"
uPVC double glazed windows. Single panelled radiators.

Bedroom Three
8'11" x 8'0"
uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal washbasin with tiled splashback and a low suite W.C. Mirrored bathroom cabinet. Extractor fan. Partially tiled walls. Tiled flooring. Single panelled radiator.

Second Floor

Landing
Spindle balustrade to the staircase.

Bedroom One
12'11" x 10'11" at maximum
Spacious fitted wardrobes with hanging rail and shelving. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

En-Suite Shower Room
The suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Mirrored bathroom cabinet. Extractor fan. Tiled walls. Tiled flooring. Velux window. Single panelled radiator.

Outside

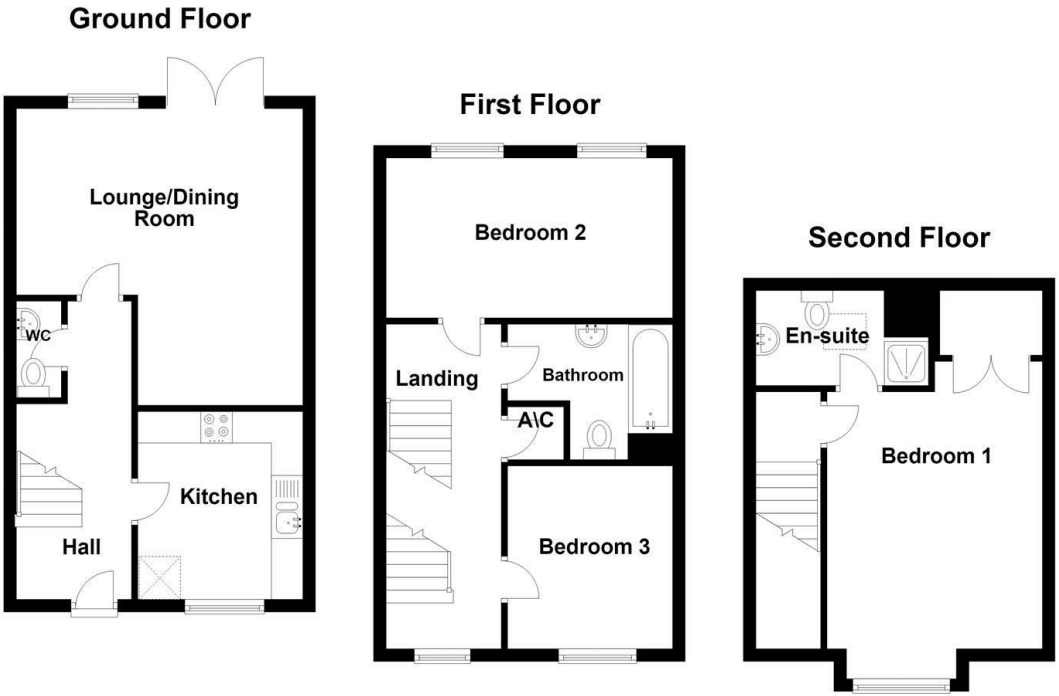
Gardens
To the front of the property, there is a neatly maintained lawn alongside a full-length driveway providing ample off-road parking. To the rear, the fully enclosed garden features a spacious full-width patio seating area and a well-kept lawn. Benefitting from a sunny southerly aspect, the garden enjoys the best of the afternoon and early evening sun. Included within the sale is a timber garden shed.

Tenure
The vendor has advised us that the property is Leasehold with a residue of 983 years and a ground rent of £295 per annum which is fixed.

£330,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT



HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk