





9 Dunlin Rise, Macclesfield, Cheshire SK10 2SP

Dunlin Rise is arguably one of the most sought after locations on the forever popular Tytherington Links estate, and understandably so. Built by Messrs Seddon Homes to exacting standards, this impressive property occupies a most wonderful position overlooking, to the rear, the 2nd Tee on this award-winning championship golf course.

This is an impressive detached house that offers a perfect blend of luxury and comfort. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space. On entering, you are greeted by three inviting reception rooms, providing versatile areas for relaxation and entertainment. The heart of the home is undoubtedly the superb kitchen, which boasts stunning views of the beautifully maintained gardens and the adjacent golf course. This delightful setting creates a serene atmosphere, perfect for both cooking, dining and entertaining.

The property is in excellent condition, ensuring that you can move in without the hassle of renovations. Additionally, there is no onward chain, making the purchasing process smooth and straightforward.

The outdoor space is equally impressive, featuring a charming heated breeze house in the immaculate rear garden, ideal for enjoying the fresh air and picturesque surroundings. Overlooking the golf course, this home not only provides a tranquil retreat but also a sense of community and leisure. The gardens are primarily laid to lawn with well stocked beds and borders.

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 in a northerly direction along Manchester Road (A538). Proceed through the traffic lights at the Tytherington shops, taking the next left at the roundabout into Dorchester Way. Take the fourth right into Redshank Drive and the third right into Dunlin Rise.

Viewing: By appointment with Holden and Prescott 01625 422244

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Covered Porch

Courtesy light.

Entrance Hall

Composite front door with uPVC double glazed side panels. Ceiling cornice. Dimmer switch. Understairs storage cupboard. Tiled flooring. Double panelled radiator.

Cloakroom/W.C.

Concealed cistern low suite W.C. Wash hand basin with vanity unit below. Partially tiled walls. Recessed spotlighting. Extractor fan. Tiled flooring. Radiator.

Lounge

27'5 x 13'4

Feature marble fireplace with integrated electric living flame fire. Ceiling cornice. T.V. aerial point. Recessed spotlighting. Amtico flooring. uPVC double glazed windows to three elevations. uPVC patio doors opening onto the rear garden. Two double panelled radiators.

Sitting Room

14'0 x 10'4

Recessed spotlighting. Built-in Bose speakers. uPVC double glazed retracting patio doors to the garden. Open way through to the Dining Kitchen.

Dining Kitchen

20'2 x 14'0

Single drainer one and a half bowl stainless steel sink unit with central mixer taps and additional attachment. A range of matching base and eye level cream, high gloss units with quartz work surfaces and contrasting splashbacks. Integrated Britannia five ring range cooker with splashback and extractor canopy over. Integrated microwave. Integrated Bosch dishwasher. Rangemaster American style fridge/freezer. Free-standing breakfast bar with storage units below. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC patio doors to the garden. Access to double garage.

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Utility Room

6'10 x 5'9

Single drainer stainless steel sink unit with mixer taps, work and base unit below. Work surface. Plumbing for washing machine. Space for a tumble dryer. Partially tiled walls. tiled flooring. Extractor fan. uPVC double glazed window. uPVC door to the garden. Radiator.

Study

9'11 x 8'3

Ceiling cornice. Dimmer switch. Light oak flooring. uPVC double glazed window. Radiator.

Landing

Ceiling cornice. Dimmer switch. Airing cupboard with shelving housing a Megaflow pressurised hot water system. Loft access. uPVC double glazed window.

Bedroom One

15'6 x 13'0

A range of built-in bedroom furniture along the full width of one wall incorporating wardrobes, drawers and storage cupboards. Matching bed head with bedside cabinets. Recessed spotlighting. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Open way to Dressing Room.

Dressing Room

6'7 x 3'8

Mirror-fronted wardrobes on either side. Access to the En-suite Wet Room.

En-suite Wet Room

10'7 x 6'11

Rainfall shower head and additional shower attachment. Wash hand basin with mixer taps. Low suite W.C. Partially tiled walls. Recessed spotlighting. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

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Bedroom Two

11'4 x 10'4

Built-in wardrobes. uPVC double glazed window. Double panelled radiator.

En-suite Shower Room

Fully tiled cubicle with Quadrant thermostatic shower over. Wash hand basin with vanity storage below. Concealed cistern low suite W.C. Recessed spotlighting. Shaver point. Extractor fan. Partially tiled walls. Vertical heated towel rail.

Bedroom Three

13'10 x 13'5

Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

Bedroom Four

13'5 x 11'1

Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

Bedroom Five

10'4 x 10'2

uPVC double glazed window. Double panelled radiator.

Bathroom

10'3 x 8'10

A white suite comprising a corner bath with mixer taps, a fully tiled double cubicle with thermostic shower, a wash hand basin set within a vanity storage unit and a concealed cistern W.C. Partially tiled walls. Tiled flooring. Double radiator. Wall-mounted mirror. Recessed spotlighting. Extractor fan. uPVC double glazed window. Double panelled radiator.

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Outside

Double Garage

Two electric up and over doors. Power and light. Built-in fridge and freezer. Storage cupboards. Shelving. A gas central heating and domestic hot water boiler. Door to the garden.

Gardens

To the front of the property there is neat lawned garden with well-stocked, mature flower beds and borders and a block-paved driveway providing ample parking and access to the garage. To the rear of the property there are beautifully manicured gardens, primarily laid to lawn accented by beds and borders containing a variation of shrubs, trees and bushes. There is also an attractive Breeze House installed with heating, power and light.

Offers Around £950,000

HOLDEN & PRESCOTT









