





6, Ripon Close, Macclesfield, Cheshire SK10 2WQ

Situated at the head of a quaint cul-de-sac in one of Macclesfield's most sought after areas, this three bedroom detached is the perfect family home. Located within walking distance of local shops and schools, the property has been tastefully modernised and improved and is now presented in immaculate order throughout.

The accommodation comprises; an entrance hall, utility/W.C, lounge and a dining kitchen to the ground floor whilst to the first floor, there is a master bedroom with an en-suite and two further double bedrooms, served by the family bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout as well as 10 solar panels for energy generation.

The property lies behind a tarmac driveway providing off-road parking and access to the garage. Adjoining is a small lawned garden which is enhanced by attractive planting including a rambling rose that frames the window. To the rear of the property there is an attractively landscaped garden that is primarily laid to lawn with a stone flagged patio seating area which would make for a perfect entertaining 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 from Macclesfield along Beech Lane towards Stockport. Shortly after passing through the traffic lights at Tytherington shops, turn left into Dorchester Way and then take the fourth turning on the left into Ferndown Way, Ripon Close, is the fifth turning on the right and the property can be found at the head of the cul de sac on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy Light.

Entrance Hall

Composite front door with glazing inset and adjoining. Ceiling cornice. Spindle balustrade to the staircase. Understairs storage cupboard. Laminate flooring. Anthracite grey vertical radiator.

Lounge

20'03 to the bay x 10'09

Feature cast iron fireplace with timber surround, mantel and marble hearth. Ceiling cornice. Recessed spotlighting. T.V. aerial point. Laminate flooring. uPVC double glazed windows to the bay. uPVC door opening onto the rear garden. Two single panelled radiators.

Dining Kitchen

23'01 to the bay x 8'09

Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting Woodblock work surfaces and splashbacks. Integrated Neff double oven. Integrated dishwasher. Integrated five ring gas hob with extractor hood over. Integrated fridge/freezer. Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double glazed windows. Single panelled radiator.

Utility/W.C.

6'01 x 5'10

Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting woodblock work surfaces and splashbacks. Plumbing for washing machine. Cupboard housing the Worcester Bosch central heating boiler. Low suite W.C. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Vertical radiator.

First Floor

Landing

Spindle balustrade to the staircase. Built-in cupboard. Airing cupboard housing the hot water cylinder. Additional built-in cupboard. Loft access. uPVC double glazed window.

Bedroom One

11'02 x 11'01

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

En-suite

The suite comprises a walk-in cubicle with rainfall thermostatic shower and additional shower attachment over, a hand wash basin with mixer tap and a low suite W.C. Recessed spotlighting. Extractor fan. Shaver point. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two

12'04 to the bay x 8'10

Built-in wardrobe. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Three

10'01 x 8'10

Built-in wardrobe. uPVC double glazed windows to the bay. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with central mixer tap and hand-held shower attachment, a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is approached by a tarmacadam driveway providing off-road parking and access to the garage with the added benefit on an electric car charger. Adjoining is a small lawned garden which is enhanced by attractive planting including a rambling rose that frames the window. To the rear of the property there is an attractively landscaped garden that is primarily laid to lawn with a stone flagged patio seating area. The garden is fully enclosed and accented by mature bushes and raised flower beds.

Garage

18'03 x 8'05

Electric garage door. Power and light. uPVC door opening onto the rear garden.

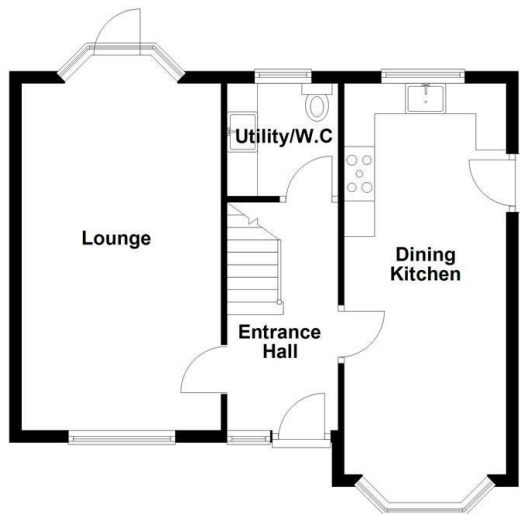
NB

Please note that during the course of the past few years, the property has benefited from various improvements, including the replacement of the soffits, fascias and gutters. Also, the replacement of the boiler (2021), windows (2022) and installation of the solar panels (2022)

£450,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

