





# 39 Aylesbury Close, Macclesfield, SK10 2LE

A beautifully appointed and MOST IMPRESSIVE semi-detached family home of generous proportions. This property has been transformed into a quite splendid and highly distinguished home and is located on the ever popular Tytherington Links within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. Both the interior and exterior designs have been carefully and skilfully extended and improved and in brief the property comprises; vestibule, entrance hallway, downstairs WC, study, stylish dining kitchen complimented by a range of integrated appliances and large island unit, spacious family/living area with feature Lantern glass roof above and snug with media wall and glass living flame fire. To the first floor are three double bedrooms (master with luxury en-suite) and stylish family bathroom. The Southerly facing rear garden is a real feature and has been skilfully landscaped with a raised composite decked patio area accessed from the family/living area via double glazed Bi-folding doors. Steps take you down onto an artificial lawned garden and an additional paved patio with a further artificial lawned garden to the side of the property. To the rear of the garden is a large versatile garden room with Bi-folding doors. A courtesy gate allows access to the parking and garage.

## £397,500

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield Town Centre in a northerly direction along Beech Lane, continue onto Manchester Road towards Tytherington, where Dorchester Way will be found on the left hand side. Taking the first turning left onto Amersham Close and left again onto Aylesbury Close.

#### Vestibule

Accessed via a composite front door. Tiled floor. Cloaks hanging space. Glass door to the entrance hallway.

#### Entrance Hallway

Stairs to the first floor. Laminate floor. Understairs storage cupboard. Radiator.

#### Downstairs WC

Low level WC and vanity wash hand basin. Double glazed window to the front aspect.

#### Study

6'6 x 5'7

Space for a desk.

#### Dining Kitchen

23'3 x 12'0

Beautifully appointed kitchen suite with a comprehensive range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung sink unit with mixer tap. The kitchen features a large island with granite work surface over and breakfast bar with stool recess. Integrated dishwasher, washing machine and tumble dryer all with matching cupboard doors. Space for an American style fridge/freezer. Inset four ring electric hob with extractor hood over. Built in double oven. Laminate floor. Recessed ceiling spotlights. Double glazed window to the front aspect. Two contemporary radiators. Open plan to the family/living area.

#### Snug

12'0 x 10'0

Featuring a media wall with glass living flame electric fire and built in cupboards either side with shelving above. Ceiling coving. Laminate floor.

#### Family/Living Area

22'3 x 10'7

Excellent reception room featuring a glass "Lantern" style roof coupled with BI-FOLDING doors opening to the Southerly facing rear garden. Ample space for a sofa, table and chairs. Recessed ceiling spotlights.

#### Stairs To The First Floor

### Master Bedroom

16'7 x 12'0

The Master bedroom is elegantly presented and offers space for a king size bed. Fitted with two floor to ceiling wardrobes. Double glazed window to the rear aspect. Radiator.

### Luxury En-Suite

12'0 x 5'10

Fitted suite comprising; free standing roll top bath with chrome telephone style shower attachment off the taps, walk in shower, push button low level WC and vanity wash hand basin. Part tiled walls. Laminate floor. Recessed ceiling spotlights. Double glazed frosted window to the front aspect. Radiator.

### Bedroom Two

12'0 x 7'7

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

9'0 x 7'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Family Bathroom

8'0 x 6'0

Fitted suite comprising; free standing bath with shower attachment over, push button low level WC and vanity wash hand basin with mixer tap. Inset TV. Part tiled walls. Laminate floor. Radiator.

### Outside

#### Southerly Facing Garden

The property is set back behind a fenced and enclosed front courtyard garden. The Southerly facing rear garden is a real feature and has been skilfully landscaped with a raised decked patio area accessed from the family/living area via double glazed Bi-folding doors. Steps take you down onto an artificial lawned garden and additional paved patio and further artificial lawn to the side of the property. Large garden room to the rear. A courtesy gate allows access to the parking and garage.

### Garden Room

12'6 x 11'8

To the rear of the garden is a large versatile garden room with Bi-folding doors. Power, lighting and separate WC.

### Parking And Garage

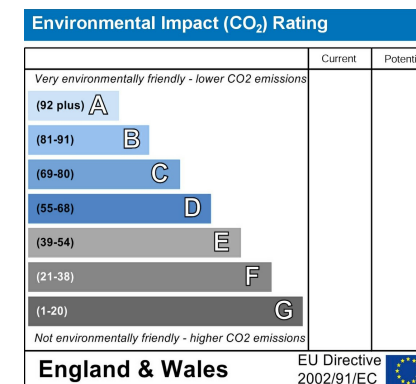
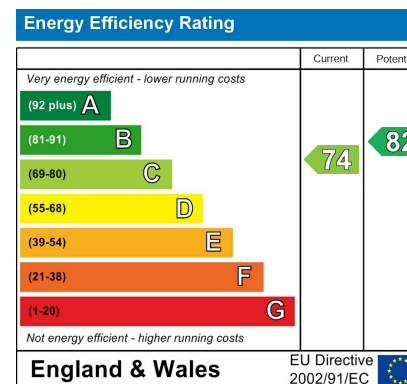
Parking and garage to the rear.

### Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 1 January 1977 with a cost of £26 per year for the ground rent.

The vendor has also advised us that the property is council tax band D.

We would recommend any prospective buyer to confirm these details with their legal representative.

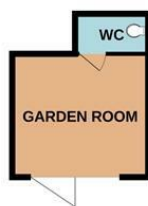








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