



8 Beech Farm Drive, Macclesfield, Cheshire, SK10 2ER

A fabulous three bedroom town house property located within walking distance of Tytherington High School, the town centre, train station and the picturesque Bollin Valley. This well presented property offers spacious and well designed accommodation to suit a variety of buyers and in brief the property comprises; porch, entrance hall, access to integral garage, bedroom four/sitting room and shower room to the ground floor, whilst to the first floor there is a spacious living room and dining kitchen over looking the garden. To the second floor are three good sized bedrooms and family bathroom. Externally, a driveway provides off road parking and leads to the integral garage. The Southerly facing rear aspect is of a generous proportion and comprises of a paved patio area with steps up to an additional patio with a lawn beyond. Fenced and enclosed providing a good degree of privacy. A courtesy gate to the side.

£280,000

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

From our office proceed down the hill turning left into Waters Green and follow the road under the railway bridge, taking the immediate left along The Silk Road. At the roundabout turn left up Hibel Road, getting into the right hand lane and take a right at the traffic lights into Beech Lane. Proceed and take a right further along (approximately the 6th right, just before the high school) onto Beech Farm Drive where the property can be located further along on the right hand side.

Porch

Cloaks hanging space.

Entrance Hallway

Stairs to first floor landing. Under stairs storage cupboard. Door to the garden. Access to the integral garage.

Downstairs Shower Room

Fitted with a shower enclosure, low level push button WC and wash hand basin. Double glazed window to the rear aspect. Tiled floor. Radiator.

Sitting Room/Bedroom Four

9'3 x 8'5

Double glazed French doors to the garden. Double glazed window to the rear aspect. Tiled floor. Radiator.

Stairs To First Floor Landing

Living Room

17'0 x 15'2 max

Spacious living room featuring a gas fire and surround. Large double glazed windows to the front aspect allowing natural light to flow in. Radiator. Stairs to second floor.

Dining Kitchen

15'0 x 10'4

Fitted with a range of matching base and wall mounted units with work surfaces

incorporating a one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker and fridge and freezer. large double glazed window over looking the rear garden. Space for a table and chairs. Radiator.

Stairs To Second Floor

Access to the loft space. Built in airing cupboard.

Bedroom One

12'10 x 8'6

Double bedroom with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Two

12'5 x 8'4

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

Bedroom Three

10'0 x 6'5

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

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower above and screen to the side, low level WC with concealed cistern and vanity wash basin. Part tiled walls. Tiled floor. Ladder style radiator. Extractor fan. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front with off road parking for several vehicles. Courtesy gate to the side allowing access to the garden.

Integral garage

17'0 x 8'8

Up and over door. Power and lighting. Wall mounted Vaillant boiler. Space and plumbing for a washing machine and additional appliances.

Southerly Facing Garden

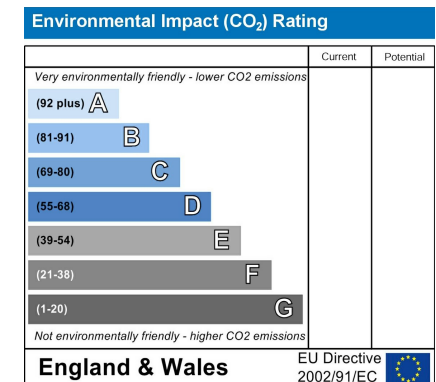
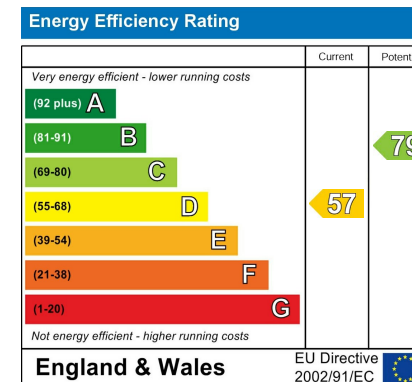
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Tenure

We area advised by the vendor that the property is Freehold.

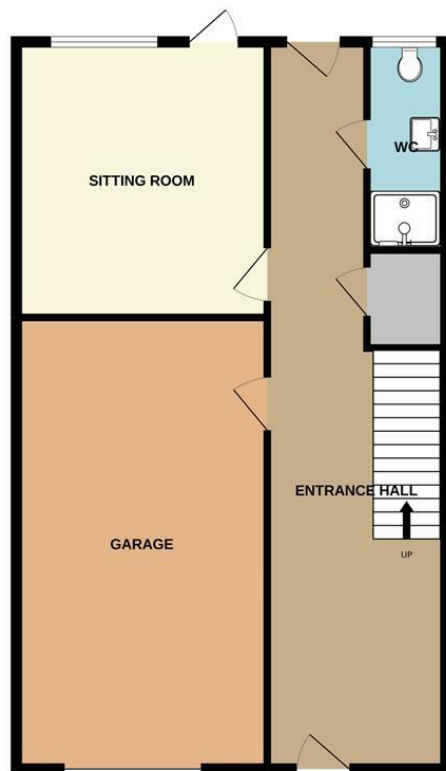
The vendor has also advised us that the property is council tax band C.

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

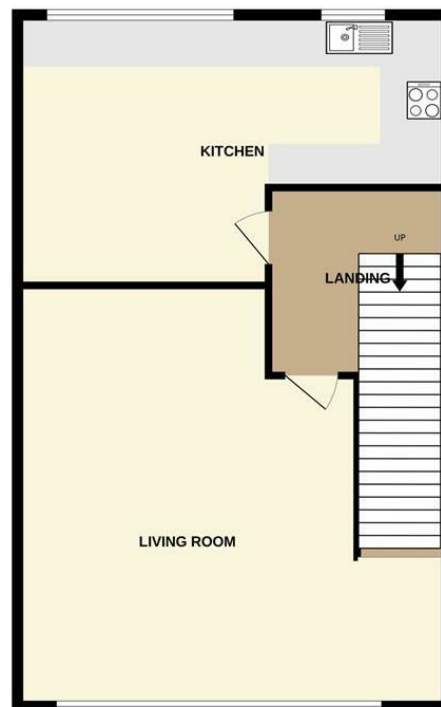




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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