





# 1 Wren Close, Macclesfield, SK10 3QU

A beautifully appointed and MOST IMPRESSIVE deceptively spacious FOUR BEDROOM detached family home forming part of the popular development off The Whitfields estate enjoying a large plot with gardens to three sides. Conveniently located within close proximity to multiple local schools, Macclesfield General Hospital and the many amenities of Macclesfield Town Centre. The property comprises in brief, entrance hallway, downstairs W.C, well proportioned living room, dining room and fitted breakfast kitchen. To the first floor are four well proportioned bedrooms (master with en-suite facilities) and a family bathroom. To the front is a driveway providing off road parking for two vehicles and leads to the double garage with an attractive lawn to the side with an array of shrubs and plants. The mature garden is a real feature and has been skilfully landscaped with a large covered seating area to the side to sit and relax with an additional patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Brick built wood oven. Timber panel fencing and brick walling to the boundaries. A courtesy gate to either side of the property allows access to the front.

## £520,000

### 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 Macclesfield office in Waters Green head along Sunderland Street to Park Green and straight through the lights into Park Street. At the roundabout, bear right onto Churchill Way and follow this all the way to the next roundabout. Bear left into Cumberland Street and continue over the first roundabout. At the second roundabout bear right onto Prestbury Road and then first left onto Victoria Road. Take the second right onto The Whitfields and the 6th right onto Linnet Grove and follow around taking the next left onto Wren Close where the property will be found first on the left hand side.

#### Entrance Hallway

Composite front door with double glazed window to the side. Staircase to the first floor. Radiator. Coved ceiling. Large understairs storage cupboard. Attractive laminate floor. Doors to reception rooms.

#### Downstairs WC

Fitted with a push button low level WC and wash hand basin with tiled splashbacks. Double glazed window to the side aspect. Marple tiled floor. Radiator.

#### Living Room

20'3 x 10'8

Elegantly presented living room featuring a coal effect gas fire and surround. Ceiling coving. Double glazed bow window to the front aspect. Sliding patio doors to the garden. Double doors to the dining room. Two radiators.

#### Dining Room

11'6 x 9'0

Ample space for a dining table and chairs. Ceiling coving. Double glazed window to the rear aspect. Radiator.

#### Breakfast Kitchen

17'6 x 9'10 max

Tastefully presented kitchen comprising a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl sink unit with mixer tap. Space for a range cooker with extractor hood over. Integrated dishwasher and washer/dryer with matching cupboard fronts. Space for an American style fridge/freezer. Tiled floor with under floor heating. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the side and rear aspect overlooking the garden.

#### Stairs To The First Floor

Turning staircase to the first floor. Access to the loft space. Double glazed window to the front aspect. Built in airing cupboard.

### Master Bedroom

14'6 x 8'4

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall and dressing table. Double glazed window to the rear aspect. Radiator.

### En-Suite Shower Room

Fitted en-suite shower room comprising; shower cubicle, push button low level WC and wash hand basin with mixer tap. Recessed ceiling spotlights. Double glazed frosted window to the side aspect. Radiator.

### Bedroom Two

11'3 x 11'0

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

### Bedroom Three

11'0 x 9'0

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

### Bedroom Four

9'0 x 8'0

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

### Family Bathroom

Stylish family bathroom fitted with a panelled jacuzzi bath with shower attachment over and screen to the side, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator. Granite tiled floor and tiled walls. Double glazed window to the front aspect.

### Outside

#### Driveway

A driveway to the front provides off road parking with a lawned garden to the side. Car charging point. Courtesy gate to the side.

#### Double Garage

17'5 x 16'5

Up and over door. Electric power and lighting. Courtesy door to the side. Loft access. Window to the side aspect.

### Garden

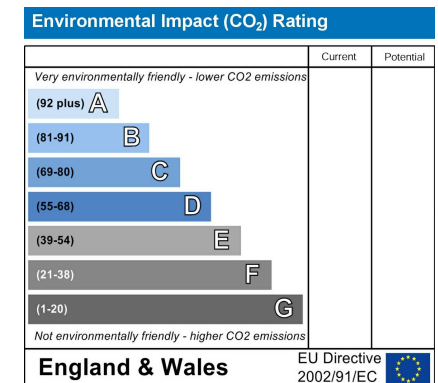
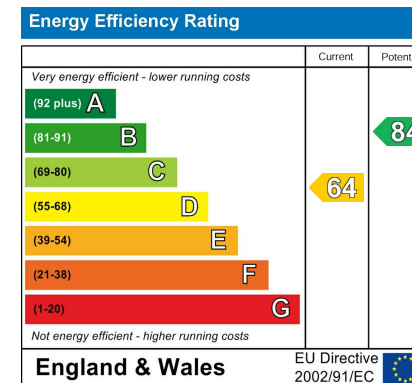
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### Tenure

The vendor has advised us that the property is Freehold.

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

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









GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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