



FOR SALE
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24 Beech Farm Drive, Macclesfield, SK10 2ER

A fabulous three bedroom town house 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 comprises; porch, entrance hall, study and shower room to the ground floor, whilst to the first floor there is a spacious living room and dining kitchen overlooking the garden. To the second floor are three good sized bedrooms and shower room. Externally, a driveway to the front provides off road parking and leads to the integral garage. The Southerly facing rear garden is a real feature, mainly laid to lawn with a large patio offering the ideal place for entertaining and "al fresco" dining. A further decked patio to the rear with a secluded area beyond and a riverside setting overlooking the River Bollin.

£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 onto 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

Composite front door.

Entrance Hallway

Stairs to the first floor. Radiator.

Study

10'0 x 8'4

Double glazed French doors to the garden. Courtesy door to the garage. Contemporary radiator.

Downstairs WC/Utility Room

6'1 x 6'1

Low level WC and pedestal wash hand basin. Space for a washing machine and tumble dryer over. Double glazed window to the rear aspect. Radiator.

Stairs To The First Floor

Living Room

17'0 x 15'0 max

Spacious living room with large double glazed windows to the front aspect allowing natural light to flow in. Radiator. Stairs to second floor. Double doors to the dining kitchen.

Dining Kitchen

I-shaped 15'0 x 10'2 max

Fitted with a range of high gloss handleless base units with work surfaces over and matching

wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood over. Space for a dishwasher and fridge/freezer. Large double glazed window over looking the rear garden. Space for a table and chairs. Radiator.

Stairs To The Second Floor

Built in airing cupboard. Access to the loft space.

Bedroom One

13'0 x 8'6

Double bedroom fitted with a range of wardrobes and over bed storage. Double glazed window to the front aspect. Radiator.

Bedroom Two

11'10 x 8'6

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

Bedroom Three

10'0 x 6'2

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

Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front provides off road parking for two vehicles.

Integral Garage

18'0 x 8'4

Electric roller door. Power and lighting. Courtesy door to the study.

Southerly Facing Garden

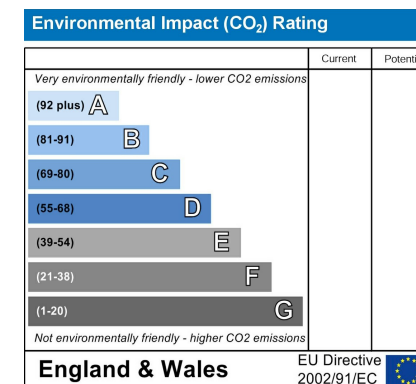
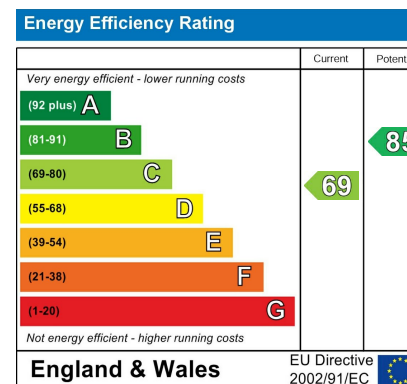
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Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 2 February 1971.

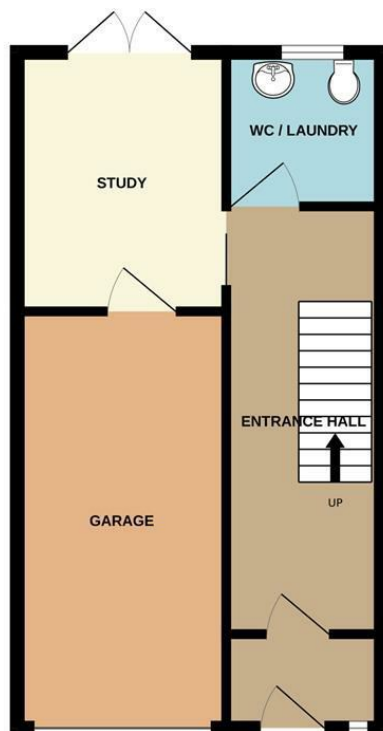
The vendor has also advised us that the property is council tax band C.

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

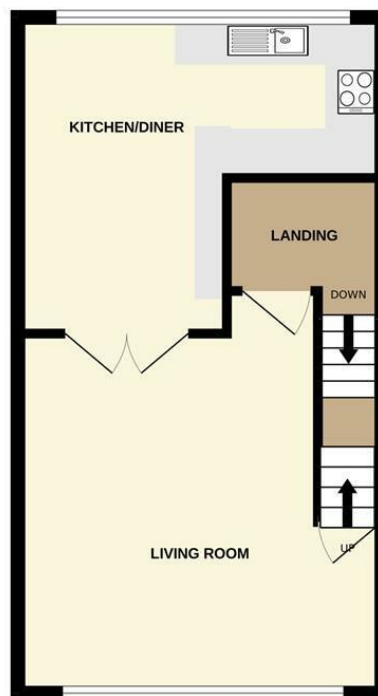




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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