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17 Ploughmans Way, Tytherington, Macclesfield, Cheshire, SK10 2UN

** NO ONWARD CHAIN ** Set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington development, close to excellent primary and secondary schools as well as local shops, the Tytherington Golf & Country Club and the Bollin Valley which will have particular interest for those enjoying rural walks. This three bedroom detached family home comprises in brief; entrance vestibule, downstairs WC, living room, dining room, kitchen and conservatory. To the first floor are three bedrooms (master with an en-suite shower room) and bathroom. The driveway to the rear provides off road parking and leads to the detached garage. A gated path to the side allows access to the secure rear garden. The low maintenance rear garden is fenced and enclosed with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends.

£400,000

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 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
Proceed out of Macclesfield along Beech Lane, continuing onto Manchester Road past Tytherington High School on the right hand side. Take the second left onto Dorchester Way and then left onto Ploughmans Way and first left onto the cul de sac. The property will be found on the right hand side.

Entrance Vestibule
Access via a composite front door with double glazed window to the side aspect. Inset mat. Laminate floor. Radiator.

Downstairs WC
Push button low level WC and wash hand basin. Double glazed window to the side aspect. Laminate floor. Ceiling coving. Radiator.

Living Room
13'2 x 12'10
A pleasant living room featuring a coal effect living flame gas fire and surround. Double glazed window to the front aspect overlooking the front garden. Storage cupboard. Ceiling coving. Stairs to the first floor. Radiator. Archway to the dining area.

Dining Room
11'6 x 8'4
Space for a dining table and chairs. Ceiling coving. Double glazed window to the rear aspect. Radiator.

Kitchen
10'0 x 7'5
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Four ring Neff gas hob with extractor hood above and built in Bosch double oven below. Integrated fridge and dishwasher with matching cupboard fronts. Recessed ceiling spotlights. Radiator. Double glazed window and door to the conservatory.

Conservatory
13'10 x 8'0
Double glazed window and door to the garden. Radiator.

Stairs To The First Floor
Double glazed window to the side aspect. Radiator. Access to the loft space.

Bedroom One
12'0 x 10'0
Double bedroom fitted with a range of wardrobes and over bed storage. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room
Fitted with a white suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Tiled floor. Part tiled walls. Electric shaver point. Chrome ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two
9'4 x 8'3
Double bedroom fitted with a range of wardrobes and dressing table. Recessed ceiling spotlights. Ceiling coving. Double glazed window to the front aspect. Radiator.

Bedroom Three
8'2 x 6'6
Single bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash basin. Built in cupboard housing the hot water tank. Tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

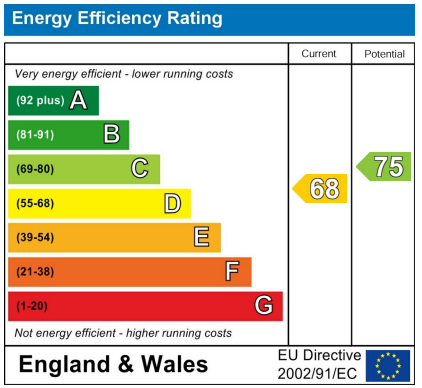
Driveway
The driveway to the rear provides off road parking and leads to the detached garage.

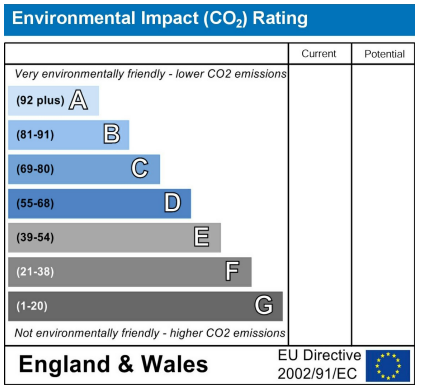
Detached Garage
Up and over door. Courtesy door to the side.

Westerly Facing Garden
A gated path to the side allows access to the secure Westerly facing rear garden. The low maintenance rear garden is fenced and enclosed with a large paved patio ideal for "Al Fresco" dining and entertaining both family and friends.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is D.
We would advise any prospective buyer to confirm these details with their legal representative.

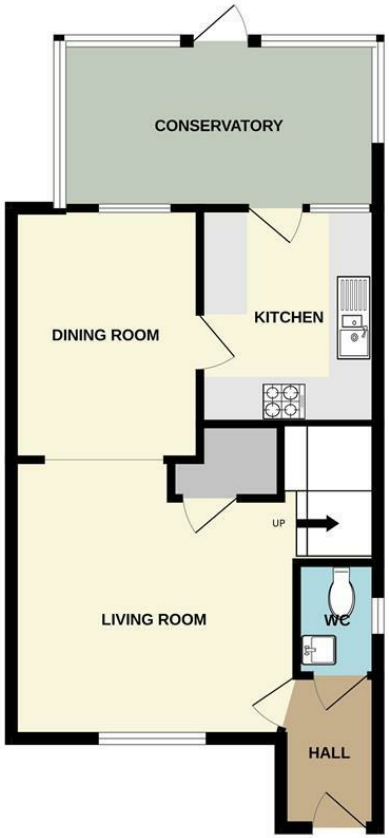
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



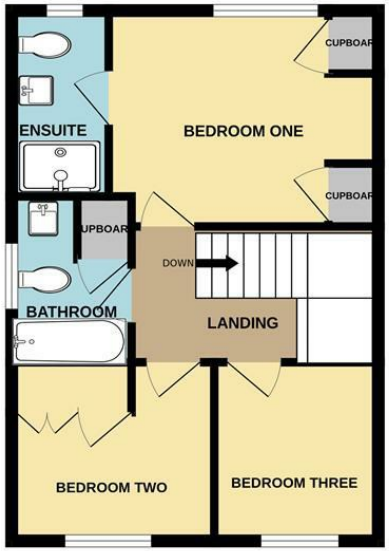


Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR



1ST FLOOR



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01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk