



# 77 Bishopton Drive, Macclesfield, SK11 8TS

A beautifully appointed and spacious FOUR DOUBLE BEDROOM detached family home set within a quiet area, constructed by the highly acclaimed Jones Homes. Enjoying a favourable position within this select development in the ever popular Villas development and close to local shops, excellent schools and transport links. The property has been well maintained over the years and offers versatile family living accommodation and in brief comprises; covered porch, entrance hallway, downstairs WC, spacious living room featuring a contemporary gas fire, dining room, fabulous open plan family/dining kitchen and utility room. To the first floor there is access to four double bedrooms (en suite to the master bedroom) and family bathroom. To the front is a block paved driveway providing off road parking and leads to the integral garage with an attractive garden to the side. The mature garden is a real feature and has been skilfully landscaped with a large seating area 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. An additional lawned area to the side and ample space for a vegetable patch which could provide the perfect opportunity for homegrown produce.

## £535,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Directions

Proceed out of Macclesfield along Chester Road passing the Fire Station on the left hand side. At the next roundabout take the third exit onto Bishopton Drive. Continue onto Bishopton Drive and the property can be found on the left hand side.

#### Covered porch

#### Entrance Hallway

Accessed via a composite front door. Staircase to the first floor. Dado rail. Attractive Karndean floor. Recessed ceiling spotlights. Radiator.

#### Downstairs WC

Low level WC and pedestal wash hand basin. Karndean floor. Ceiling coving. Radiator.

#### Living Room

16'0 x 11'0

Generous living room featuring a contemporary remote control gas fire. Ceiling coving. Recessed ceiling spotlights. Double glazed bay window to the front aspect. Radiator.

#### Dining Room

14'7 x 8'6

Versatile reception room featuring a double glazed bay window to the front aspect. Karndean floor. Ceiling coving. Radiator.

#### Breakfast Kitchen

14'4 x 11'6

Tastefully presented kitchen comprising a range of base units with Silestone work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Five ring Neff hob with extractor hood over. Built in twin Neff oven and plate warmer drawer below. Integrated dishwasher with matching cupboard front. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect overlooking the garden. Open to the breakfast area with double glazed window to the rear aspect. Radiator.

#### Snug

11'0 x 9'0

Reinforced double glazed French doors to the garden and fitted with Plantation shutters. Ceiling coving. Recessed ceiling spotlights. Radiator.

#### Utility Room

8'8 x 4'10

Space for a washing machine and fridge/freezer. Tiled floor. Radiator. Double glazed door to the garden. Door to the garage.

#### Stairs To The First Floor

Access to the loft space via a pull down ladder (The vendor advised us that the loft is partially boarded). Built in airing cupboard housing the hot water cylinder. Dado rails. Recessed ceiling spotlights. Radiator.

#### Master Bedroom

16'0 x 11'0

Double bedroom fitted with a range of wardrobes, over bed storage and bedside cabinets. Double glazed bay window to the front aspect and fitted with Plantation shutters. Radiator.

#### En-Suite Shower Room

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

#### Bedroom Two

13'0 x 11'0 max

Double bedroom with double glazed window to the rear aspect and fitted with Plantation shutters. Radiator.

### Bedroom Three

10'8 x 9'5 max

Double bedroom with double glazed window to the rear aspect and fitted with Plantation shutters. Fitted with a range of wardrobes, work bench and storage. Radiator.

### Bedroom Four

12'2 x 8'6

Double bedroom with double glazed window to the front aspect and fitted with Plantation shutters. Fitted with a range of wardrobes and drawers. Radiator.

### Bathroom

Fitted with a panelled bath with shower attachment over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

### Outside

#### Block Paved Driveway & Carport

A block paved driveway and carport provides off road parking with a well maintained garden to the side. Courtesy gate to the garden.

#### Integral Garage

11'8 x 11'5

Electric garage door. Power and lighting. Boiler.

#### Mature Gardens

The mature garden is a real feature and has been skilfully landscaped with a large seating area 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. An additional lawned area to the side and ample space for a vegetable patch which could provide the perfect opportunity for homegrown produce. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.


#### Tenure


The vendor has advised that the property is Freehold and that they have documentation confirming that they have purchased the Freehold. We are also informed that the property is council tax band F.

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

#### Anti Money Laundering - Note

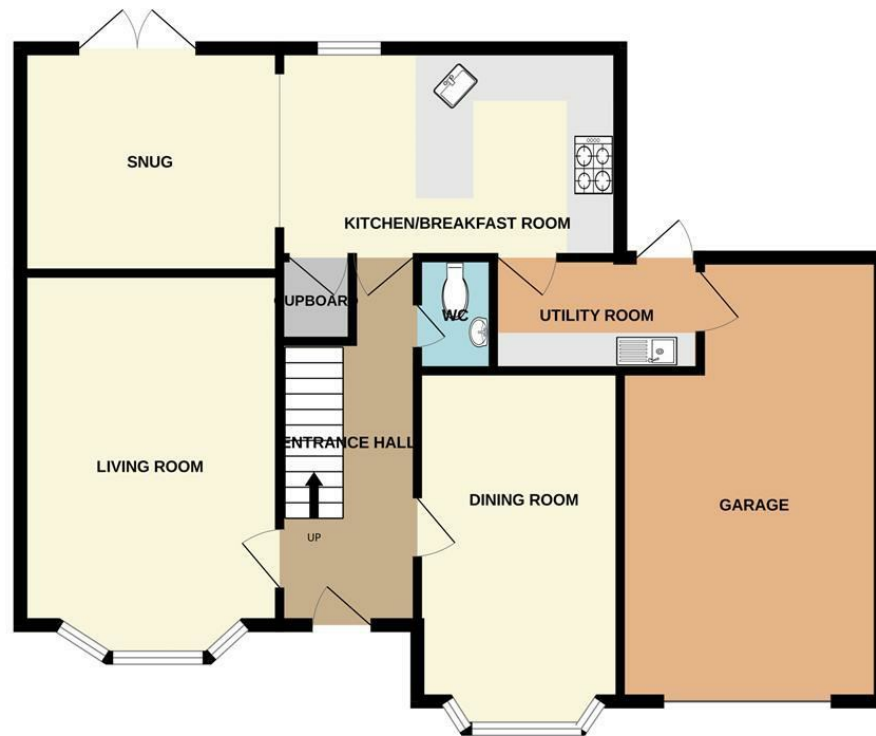
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

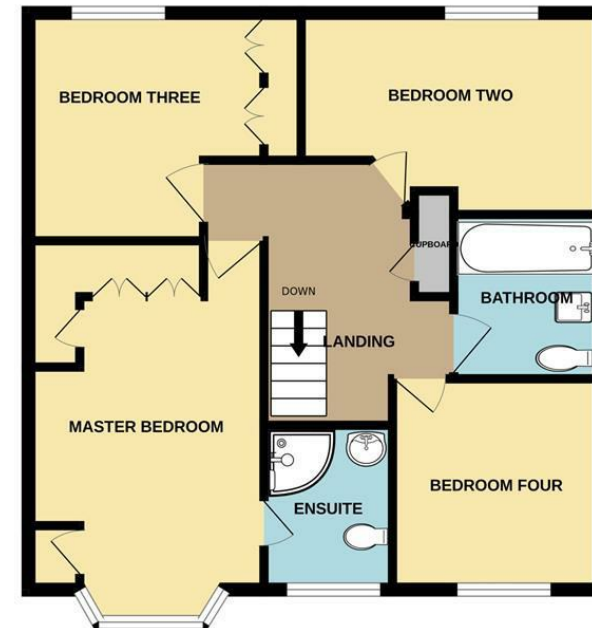
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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