



12 Beverley Way, Macclesfield, SK10 2WP

A stylish and particularly attractive mews home set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington Links development, close to excellent Primary and Secondary Schools as well as local shops and the Tytherington Club. This delightful three bedroom family home has recently been renovated and is tastefully decorated throughout. In brief the property comprises; porch, entrance vestibule, open plan living/dining room, stylish l-shape breakfast kitchen and downstairs WC. To the first floor are three well proportioned bedrooms (stylish en-suite shower room to the master bedroom) and a family bathroom. The driveway to the front provides off road parking and leads to the integral bike store. The rear garden is a real feature and has been skilfully landscaped offering a generous decked patio providing a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends. Step up to a lawned garden with additional steps to a raised decked patio beyond.

£355,000

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

Leaving Macclesfield in a Northerly direction along Beech Lane, after approx half a mile turn left onto Dorchester Way and then take the fifth turning on the right onto Sandwich Drive. Turn left onto Beverley Way and the property is found on the right hand side.

Porch

Double glazed windows. Door to the property.

Entrance Vestibule

Inset mat. Staircase leading to the first floor. Recessed ceiling spotlights. Radiator.

Living/Dining Room

Living Area

14'4 x 13'0

Tastefully presented and decorated in neutral colours. Feature wall mounted living flame fire. Under stairs storage cupboard. Recessed ceiling spotlights. Dado rails. Double glazed window to the front aspect. Radiator.

Dining Area

8'2 x 7'5

Space for a table and chairs. Dado rails. Double glazed window to the rear aspect. Radiator.

L Shape Breakfast Kitchen

14'2 x 15'0 max

This fabulous kitchen offers a comprehensive range of handleless soft close base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Five ring gas hob with contemporary extractor hood over. Built in double oven. Integrated appliances include, fridge/freezer and dishwasher all with matching cupboard fronts. Breakfast bar with stool recess. Recessed ceiling spotlights. Wood laminate floor with under floor heating. Contemporary radiator. Double glazed window and door to the rear aspect.

Downstairs WC

Combined push button low level WC and wash hand basin. Space for a washing machine with tumble dryer above. Recessed ceiling spotlights.

Stairs To The First Floor Landing

Access to the loft space. Built in airing cupboard housing the hot water tank.

Master Bedroom

11'0 x 10'0

Decorated in neutral colours with space for a king size bed and side tables. Double glazed box bay window to the front aspect. Radiator. A dressing area with two mirror fronted built in wardrobes.

En-Suite

Fitted with a stylish white suite comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Loft access. Recessed ceiling spotlights. Double glazed window to front aspect. Radiator.

Bedroom Two

10'0 x 8'0

Good size second bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

10'0 x 6'6

Single bedroom with double glazed window to the rear aspect. Built in wardrobe with double doors.

Radiator.

Bathroom

Fitted with a modern white suite comprising; panelled bath; push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Part tiled walls. Double glazed window to the rear aspect. Recessed ceiling spotlights.

Outside

Driveway

A driveway to the front provides off road parking.

Bike Store

8'0 x 4'8

Previously a conventional garage and now a bike store after converting the rear part to a WC and the front part sectioned off to create a bike store. Up and over door to the front.

Private Rear Garden

The rear garden is a real feature and has been skilfully landscaped offering a generous decked patio providing a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends. Step up to a lawned garden with additional steps to a raised decked patio beyond.

Tenure

We believe the property to be Freehold and that the council tax band is D.

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

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

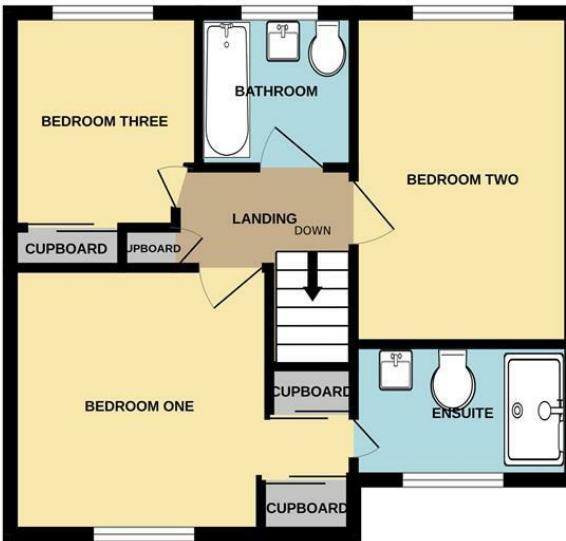
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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