









jordan fishwick

3 WOODSIDE DRIVE MACCLESFIELD SK11 8GZ

£735,000

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** NO ONWARD CHAIN ** A rare opportunity to acquire an impressive detached family home, set in a small and quiet cul-de-sac of just two properties, yet within a short distance to local schools, the town centre and its excellent transport links. Enjoying extensive family accommodation over three floors, this substantial detached family home is appointed to a high standard and provides a highly distinguished home for the modern family. In brief the property comprises; entrance hallway, downstairs WC, spacious living room, sitting room, open plan dining kitchen and utility room. To the first floor are three generous double bedrooms (master fitted with a range of wardrobes and a luxury en-suite) and a family bathroom. To the second floor are two further double bedrooms and a bathroom. Externally, the house is set back behind a driveway providing ample off road parking and leads to the integral double garage, whilst to the rear is a pleasant garden mainly laid to lawn with seating area ideal for entertaining both friends and family. Viewing is highly recommended.

Directions
Proceed out of Macclesfield along Park Lane. At the third set of lights turn left onto Ryles Park Road. Take the first right onto Woodside Drive just before Macclesfield Academy where the property will be found on the right hand side.

Entrance Hallway
Stairs to the first floor. Recessed ceiling spotlights.

Downstairs WC
Push button low level WC and wash hand basin. Part tiled walls. Recessed ceiling spotlights.

Living Room
19'0 x 14'8
Elegant living room featuring a coal effect living flame fireplace and surround. TV point. Large bay with double glazed French doors to the garden. Two double glazed windows to the side aspect.

Sitting Room
14'8 x 9'0
Double glazed window to the front aspect. TV point.

Dining Kitchen
27'0 x 11'4
Tastefully presented kitchen comprising a range of gloss base units with granite work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Inset five ring Bosch gas hob with extractor hood over. Integrated Bosch dishwasher with matching cupboard front. Space for an oven and fridge freezer. Recess ceiling spotlights. The breakfast bar separating the kitchen area from the dining area comes with a stool recess. The dining area features a vaulted ceiling and has ample space for a dining table and chairs. Double glazed window to the rear and side aspect. Double glazed French doors to the garden. Tiled Floor.

Utility Room
11'6 x 5'5
Fitted with matching base units with work surfaces over. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Recess for a washing machine and tumble dryer. Built in storage cupboard. Courtesy door to the garage.

Stairs To The first Floor
Double glazed window to the rear aspect. Recessed ceiling spotlights. Recessed ceiling spotlights. Stairs to the second floor.

Master Bedroom
14'8 x 16'0
Generous master bedroom fitted with a range of wardrobes and dressing table. Space for a king size bed. Double glazed window to the front aspect. TV point.

Luxury En-Suite
Luxury en-suite comprising; panelled bath, separate walk in shower, low level push button WC with concealed cistern and twin vanity wash hand basin's. Tiled walls. Electric chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Bedroom Four
11'5 x 8'6
Double bedroom with double glazed window to the rear aspect.

Bedroom Five
11'4 x 8'6
Double bedroom fitted with a range of wardrobes. T.V point. Double glazed window to the front aspect.

Bathroom
Fitted with a panelled bath with shower fittings off the taps and screen to the side, low level push button WC and vanity wash hand basin. Tiled walls. Electric shaver point. Recessed ceiling spotlights. Electric chrome ladder style radiator. Double glazed window to the front aspect.

Stairs To The Second Floor
Turning staircase to the second floor. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Bedroom Two
14'7 x 13'8
Double bedroom with double glazed window to the side aspect. Built in storage to the eaves. Access to the loft space. Recessed ceiling spotlights.

Bedroom Three
13'8 x 11'4
Double bedroom with double glazed window to the side aspect. Built in storage to the eaves. Access to the loft space. Recessed ceiling spotlights.

Bathroom
Fitted with a panelled bath with shower fittings off the taps and screen to the side, low level push button WC and vanity wash hand basin. Tiled floor. Electric shaver point. Recessed ceiling spotlights. Electric chrome ladder style radiator. Double glazed window to the front aspect.

Outside

Driveway
Externally, the house is set back behind a driveway providing ample off road parking and leads to the integral double garage.

Double Garage
21'8 x 16'0
Double garage with electric up and over garage door. Wall mounted Vaillant boiler. Double glazed window to the side and rear aspect.

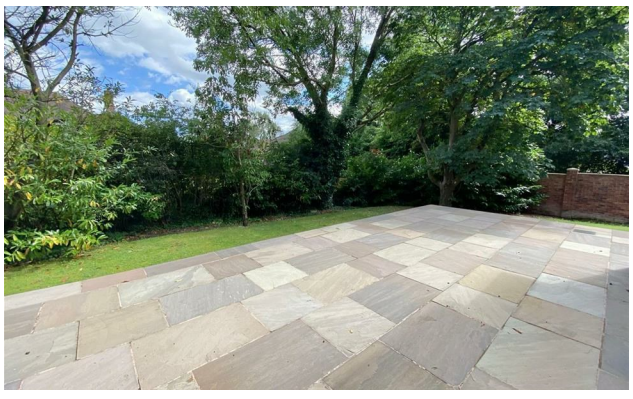
Gardens
To the rear is a pleasant garden mainly laid to lawn with seating area ideal for entertaining both friends and family.

Tenure
We have been informed by the vendor that the property is Freehold and that the council tax band is G.
We would advise any perspective 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.









GROUND FLOOR



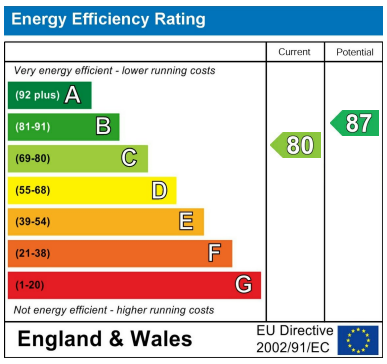
1ST FLOOR



2ND FLOOR



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