



2 Harvest Road, Macclesfield, SK10 2LH

** NO ONWARD CHAIN ** Set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington Links, within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. This delightful four double bedroom detached family home is well presented and in brief comprises; covered porch, entrance hallway, downstairs WC, spacious living room, dining room and fitted kitchen with breakfast area. To the first floor are four double bedrooms (master with en-suite facilities) and a family bathroom. The driveway to the front provides off road parking and leads to the integral garage. Externally, the private rear garden is mainly laid to lawn with a paved patio and additional decked patio area ideal for entertaining both friends and family. Fenced and enclosed with a courtesy gate to the side. Internal viewing of this property is highly recommended.

£485,000

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 passing the school on the right hand side, turn left at the brow of the hill onto Dorchester Way and then take the second turning on the right onto Harvest Road. The property can be found on the right hand side.

Covered Porch

Entrance Hallway

Stairs to first floor landing. Under stairs storage cupboard and additional cloaks cupboard. Laminate floor. Ceiling coving. Radiator.

Downstairs WC

Low level WC and vanity wash hand basin. Chrome ladder style radiator.

Living Room

15'0 x 11'8
Good size reception room with double glazed bay window to the front aspect. Ceiling coving. Contemporary radiator.

Dining Room

13'0 x 9'0
Double glazed French doors to the garden. Ceiling coving. Radiator.

Breakfast Kitchen

Kitchen

10'0 x 9'2
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Five ring Bosch gas hob with extractor hood over and Bosch double oven below. Integrated dishwasher and fridge both with matching cupboard fronts. Ceiling coving. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Archway through to the breakfast area.

Breakfast Area

12'6 x 7'6
Ample space for a table and chairs. Double glazed sliding patio doors to the garden. Tiled floor. Contemporary radiator.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard.

Master Bedroom

14'8 x 11'0
Double bedroom decorated in neutral colours. Two double glazed windows to the rear aspect. Two radiators.

En-Suite Shower Room

Fitted with a walk in digital shower, push button low level WC and wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Velux window.

Bedroom Two

11'0 x 9'5

Double bedroom with double glazed window to the rear aspect. Ceiling coving. Radiator.

Bedroom Three

9'5 x 9'5

Double bedroom fitted with a range of floor to ceiling wardrobes. Ceiling coving. Double glazed window to the front aspect. Radiator.

Bedroom Four

10'0 x 7'6

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

Dressing Area

8'0 x 6'0

Space for a dressing table and drawers. Double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and pedestal wash hand basin. Electric shaver point. Ceiling coving. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A driveway to the front provides off road parking with a lawned garden to the side. Gated access down the side of the property leads to the rear garden.

Integral Garage

17'5 x 8'2

Up and over door. Power and lighting. Wall mounted digital Worcester boiler. Plumbing for a washing machine.

Garden

The private rear garden is mainly laid to lawn with a paved patio and additional decked patio area ideal for entertaining both friends and family. Fenced and enclosed with a courtesy gate to the side.

Tenure

We are advised by the vendor that the property is Freehold.

We have also been advised that the council tax band is E.

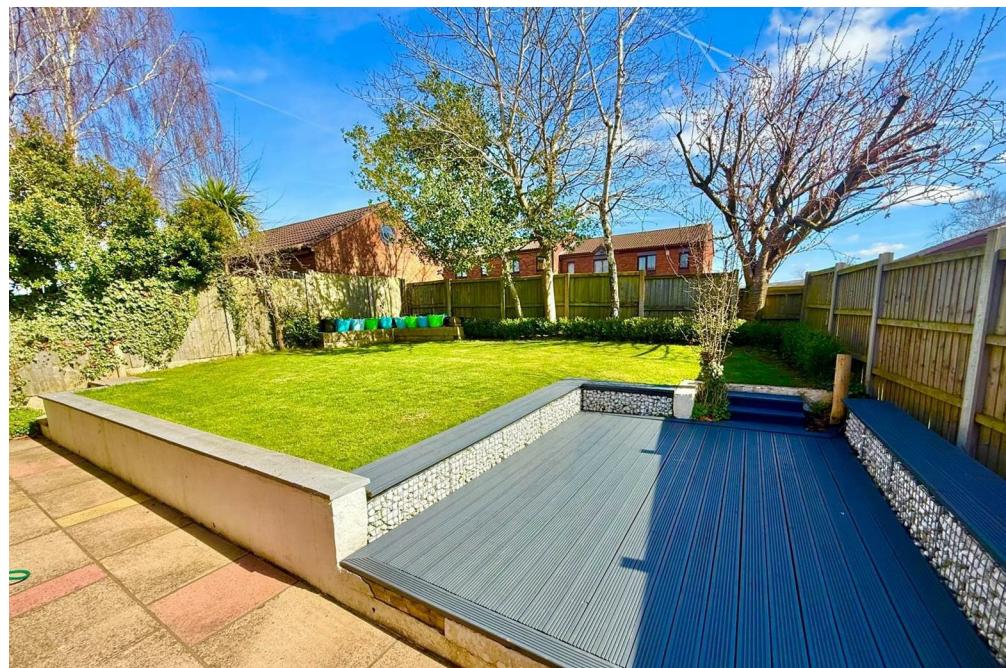
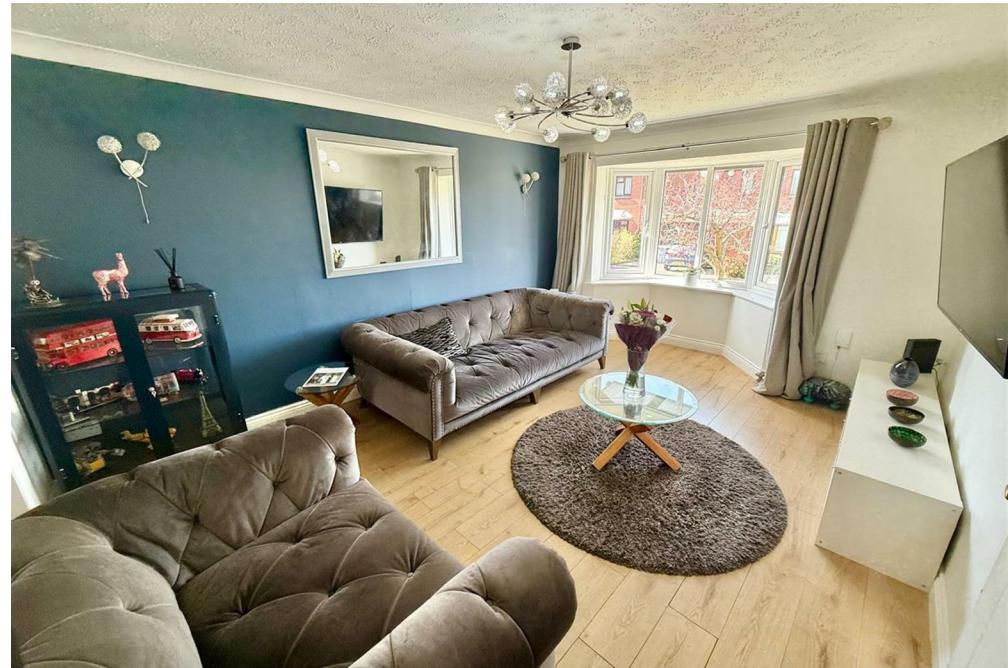
We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

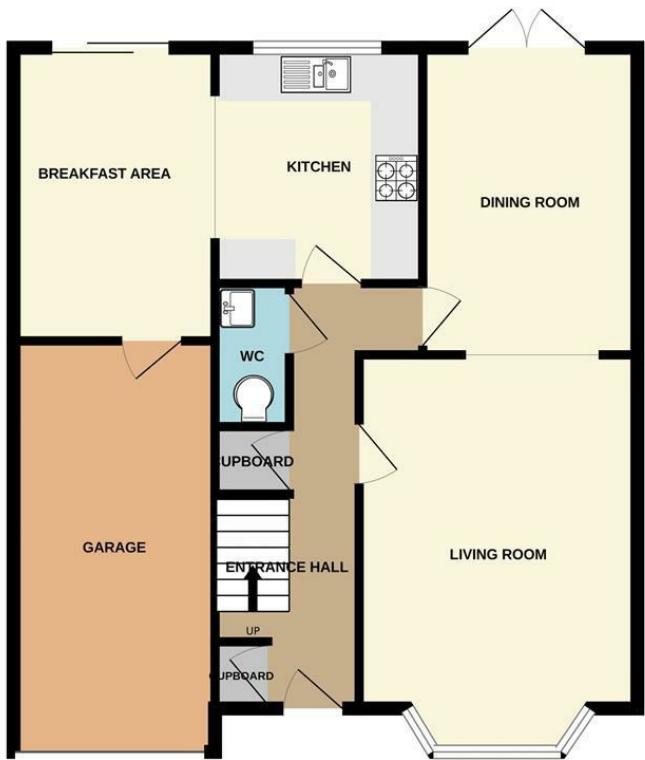
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	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

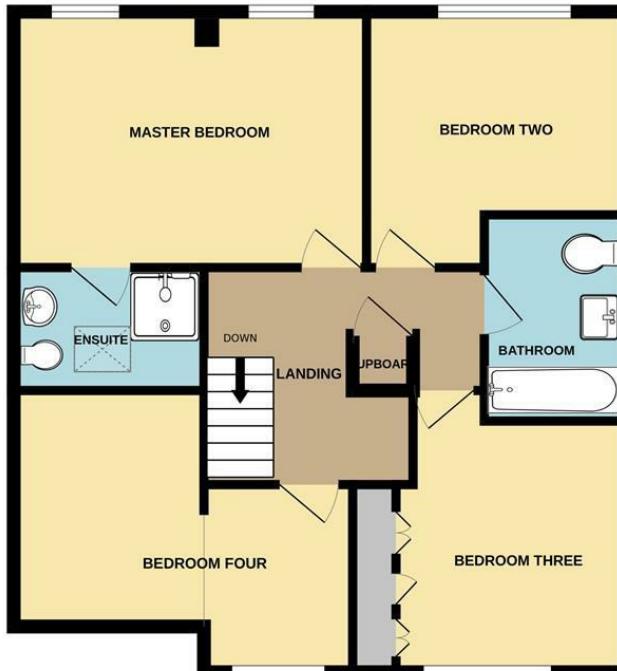
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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