jordan fishwick

8 Derwent Close, Macclesfield, SK11 7XS

** Internal Inspection Essential, SHOW HOME CONDITION ** A fabulous opportunity to acquire a "FIVE BEDROOM, THREE BATHROOM" family home offering space, style and quality. Located on a highly regarded residential area of Macclesfield within walking distance of Ivy Bank school, local shops and local public transport. This is a home of quite exceptional charm and has an impressive appearance, stylish interior design and elegant finish. In brief the property comprises, reception hallway, downstairs WC, study, snug, elegantly presented living room, a stylish breakfast kitchen and dining room with twin French doors opening to the garden. To the first floor there are five bedrooms, (master with luxury en-suite shower room) and quality family bathroom with separate walk in shower. Externally, a block paved driveway to the front provides ample off road parking, whilst a special mention must be made to the fantastic Westerly facing mature garden which has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Steps lead up to a further patio. Viewing highly recommended.

£575,000

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 along Park Lane, continue through the traffic lights with Congleton Road and Oxford Road. Take the second turning onto Valley Road, then take the first right onto Shadewood Road and first right onto Grasmere. Follow the road round taking the next left onto Derwent Close where the property will be found on right hand side.

Reception Hallway
Fabulous reception hallway with oak staircase leading to the first floor landing. Doors to reception rooms. Attractive LVT flooring. Radiator.

Downstairs WC
Fitted with a push button, low level W.C and wash hand basin. Part tiled walls. Double glazed window to the front aspect. Chrome ladder style radiator.

Living Room
17'0 x 12'5
Tastefully presented and decorated in neutral colours. Feature log burning stove within chimney recess. LVT flooring. Double glazed window to the front aspect. Radiator.

Dining Room
20'5 x 11'5
An impressive room adjoining the kitchen with two double glazed French doors to the rear aspect which provide a pleasant view and access onto the attractive Indian stone patio. Built in storage cupboard. Radiator.

Snug
12'0 10'0
Double glazed window to the front aspect. Ceiling coving. Radiator.

Study
12'0 8'1
Double glazed window to the rear aspect. Ceiling coving. LVT floor. Radiator.

Breakfast Kitchen
14'8 x 12'10
This fabulous kitchen offers a comprehensive range of soft close base units and drawers with quartz work surfaces over and matching wall mounted cupboards with concealed down lighting. Underhung sink unit with mixer tap. Inset AEG induction hob with extractor hood over. Built in Bosch double oven. Integrated dishwasher with matching cupboard front. Space for an American style fridge freezer, washing machine and dryer above. Tiled floor. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the rear aspect.

Stairs To The First Floor
Stairs to the first floor feature landing glass balustrade. Three double glazed windows to the front aspect. Radiator.

Master Bedroom
13'0 12'0
The Master bedroom is elegantly presented and offers space for a king size bed and fitted with a double walk-in wardrobe and drawers. Double glazed window to the rear aspect. Radiator.

Luxury En-Suite Shower Room
Stunning en-suite complete with a contemporary walk in shower unit, push button low level WC and wash basin with vanity cupboard below. Tiled floor and walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Bedroom Two
11'10 x 11'6
Double bedroom fitted with a range of floor to ceiling wardrobes with sliding. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three
11'10 x 9'10
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four
11'10 x 10'0
Double bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

Bedroom Five
9'0 x 6'5
Good size fifth bedroom with double glazed window to the front aspect. Built in wardrobe. Radiator.

Luxury Bathroom
Stunning family bathroom complete with a contemporary bath, separate walk in shower unit, push button, low level WC with concealed cistern and wash basin with vanity cupboard below. Chrome ladders style radiator. Recessed ceiling spotlights. Tiled walls and floor with under floor. Double glazed window to the front aspect.

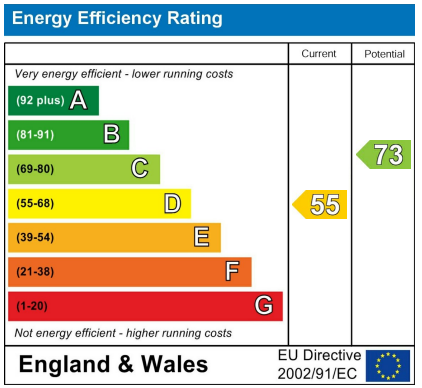
Shower Room
Fitted with a shower cubicle. Tiled walls and floor. Chrome ladder style radiator.

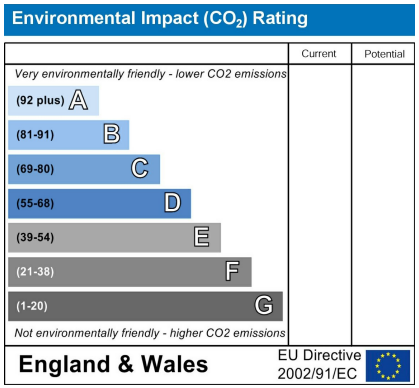
Outside

Driveway
A blocked paved driveway to the front provides ample off road parking. A courtesy gate to the side allows access to the garden.

Westerly Facing Garden
This fantastic Westerly facing mature garden has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Steps lead up to a further patio. A courtesy gate to the front.

Tenure
The vendor has advised that the property is Freehold. The vendor has also advised that the council tax band to be E. We would advise any perspective buyer to confirm these details with their legal representative.





Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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