



# 38 Rugby Drive, Macclesfield, SK10 2JD

A substantial four bedroom family home of generous proportions throughout. Located within a select and desirable development in Tytherington, set back behind a long driveway and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools as well as within easy walking distance of the local shops, the Middlewood Way and the River Bollin which will have particular interest for those who enjoy walking. In brief the property comprises; entrance vestibule, downstairs shower room, play room, inner hallway, living room, study, dining room and kitchen with breakfast area. To the first floor there are four bedrooms and a modern family bathroom. To the front of the property is a driveway providing ample off road parking and leads to the garage. The private fenced and enclosed paved garden offers the ideal place for entertaining and "al fresco" dining. A courtesy gate to the rear with access to playing fields.

## £365,000

### 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 the Silk Road, turn left at the first roundabout onto Brocklehurst Way. Rugby Drive is then the first turning on the right. The property will be found a little further down on the right hand side.

#### **Entrance Hallway**

Accessed via a composite front door.

#### **Downstairs Shower Room**

Shower cubicle, push button low level WC with concealed cistern and wash hand basin. Double glazed window to the side aspect. Radiator.

#### **Play Room**

17'2 x 8'2

Versatile room with double glazed window to the front aspect. Useful built in storage cupboards. Radiator.

#### **Inner Hallway**

Turning staircase leading to the first floor. Built-in under stairs storage cupboard. Recessed ceiling spotlights. Radiator.

#### **Living Room**

15'0 x 13'0

Spacious living room with double glazed window to the front aspect. Radiator.

#### **Study**

12'6 x 6'0

Currently used as an office. Feature window to the side aspect.

#### **Dining Room**

13'0 x 11'0 max

Ample space for a dining table and chairs. Built in storage cupboard housing a recently fitted Worcester boiler. Double glazed French doors to the garden. Radiator.

#### **Kitchen**

12'8 x 12'2

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. Four ring electric hob with concealed extractor hood over. Built in double oven. Space for a fridge freezer and dishwasher. Double glazed window to the rear aspect. Radiator. Open to the breakfast area/utility.

### Lean to / Utility

13'0 x 6'2

Space for a washing machine. Three windows to the side aspect. Door to the garden.

### Stairs To The First Floor

Access to the loft space. Double glazed window to the side aspect.

### Bedroom One

15'0 x 9'6

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

### Bedroom Two

12'4 x 8'3

Double bedroom with double glazed window to the rear aspect. radiator.

### Bedroom Three

9'0 x 8'2

Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Four

9'0 x 7'2

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

### Modern Bathroom

Fitted with a white suite comprising; L-shape panelled bath with shower unit over and shaped screen, push

button WC with concealed cistern and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator.

Double glazed window to the front aspect.

### Loft Room

Steps lead off the landing to the loft room. Boarded loft room with ample storage space. Power and lighting. Velux window. Restricted head height.

### Outside

#### Driveway

A driveway to the front provides ample off road parking with a lawned area to the side. Gated side access leads to the rear garden.

#### Garage

Double doors to the front and courtesy door to the rear.

#### Private Garden

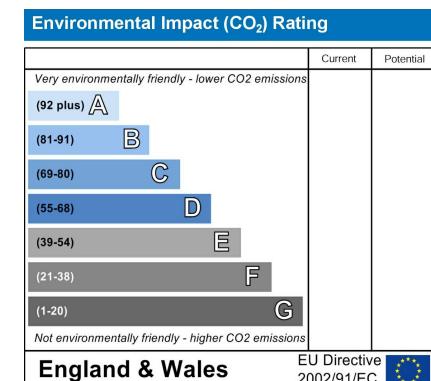
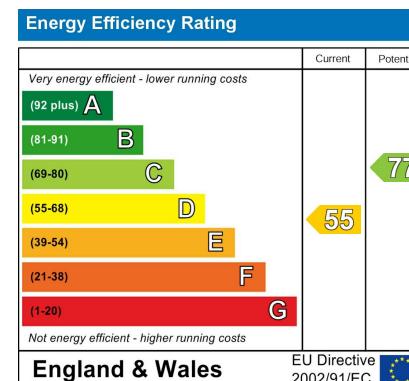
The private fenced and enclosed paved garden offers the ideal place for entertaining and "al fresco" dining. A courtesy gate to the rear with access to playing fields.

#### Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band D.

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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