
jordan fishwick

# 27 Ploughmans Way, Tytherington, Macclesfield, Cheshire, SK10 2UN

A stylish four bedroom detached family home, situated within a prestigious cul-de-sac and offering generously proportioned accommodation. The property occupies an excellent position within a select and highly desirable development in Tytherington and is conveniently located within walking distance of local amenities. These include highly regarded schools such as Marlborough Primary School and Tytherington High School, local shops, and useful public transport links. The well balanced and elegantly presented accommodation in brief the property comprises; entrance hall, downstairs WC, living room, dining kitchen, orangery, and a utility room with access to the integral garage. To the first floor are four double bedrooms, two of which benefit from built-in wardrobes, with the principal bedroom enjoying en-suite facilities, along with a family bathroom fitted with a modern white suite and a separate walk-in shower. Externally, the property features a driveway to the front providing access to the integral garage. To the rear is a Southerly facing garden, predominantly laid to lawn, with a raised decked patio ideal for outdoor entertaining. The garden is enclosed with fencing, raised planted beds and a courtesy gate offering side access to the front of the property.

# £585,000

**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 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
Proceed out of Macclesfield along Manchester Road towards Tytherington and pass Tytherington High School on the right hand side and proceed through the traffic lights. Take the first turning on the left onto Dorchester Way. Take the fifth turning on the left onto Ploughmans Way where the property will be found on the left hand side.

### Entrance Hallway
Attractive Karndean floor. Stairs to first floor. Ceiling coving. Built in cloaks cupboard. Radiator.

### Downstairs WC
Push button low level WC and vanity wash hand basin. Radiator.

### Living Room
17'1" x 11'8"
Spacious living room featuring a coal effect living flame gas fire and surround. Ceiling coving. Double glazed window to the front aspect. Radiator.

### Sitting Room
13'1" x 9'1"
Versatile room with double glazed window to the rear aspect. Ceiling coving. Radiator.

### Dining Kitchen
17'4" x 9'10"
Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel one and a quarter bowl sink unit with mixer tap. Space for a cooking range with extractor hood above. Space for a dishwasher. Attractive Karndean floor. Radiator. Ample space for a table and chairs. Open to the orangery.

### Orangery
15'5" x 12'1"
A fabulous addition to this family home is an orangery with double glazed windows and French doors to the garden. Ample space for a sofa, dining table and chairs. Attractive Karndean floor. Radiator.

### Utility Room
Space for a washing machine, tumble dryer and fridge freezer. Door to the integral garage.

### Stairs To The first Floor
Built in airing cupboard. Access to the loft space. Radiator.

## Master Bedroom
13'6" x 10'1"
Double bedroom with double glazed window to the front aspect. Radiator. Door to the en-suite.

## En-Suite
Fitted suite comprising; shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Double glazed window to the side aspect.

## Bedroom Two
16'7" x 7'11"
Double bedroom with double glazed window to the front aspect. Built in wardrobe. Radiator.

## Bedroom Three
13'11" x 8'2"
Double bedroom with double glazed window to the rear and side aspect. Built in wardrobe. Radiator.

## Bedroom Four
11'7" x 9'2"
Double bedroom with double glazed window to the rear aspect. Radiator.

## Family Bathroom
Fitted with a modern white suite comprising; panelled bath, separate walk in shower, push button low level WC and vanity wash hand basin. Tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect. Chrome ladder style radiator.

## Outside

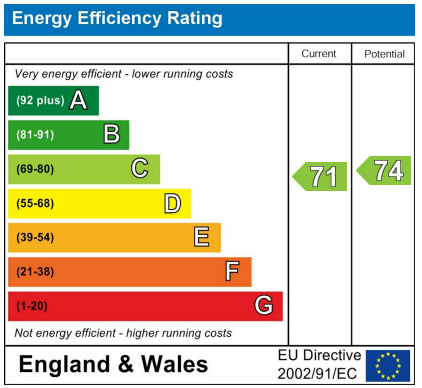
## Driveway
There is a driveway to the front of the property providing off road parking alongside a lawned garden. Gated access to side of the property provides access to the rear garden.

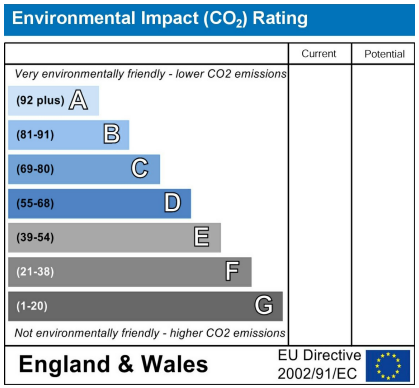
## Integral Garage
18'0" x 8'3"
Electric roller door. Power and lighting. Worcester boiler.

## Southerly Facing Garden
To the rear is a Southerly facing garden, predominantly laid to lawn and featuring a raised decked patio. The garden is fenced and enclosed with raised planting beds and a courtesy gate providing side access to the front.

## Tenure
We are informed by the vendor that the property is Freehold and that the council tax band is F.
We would advise any prospective 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.







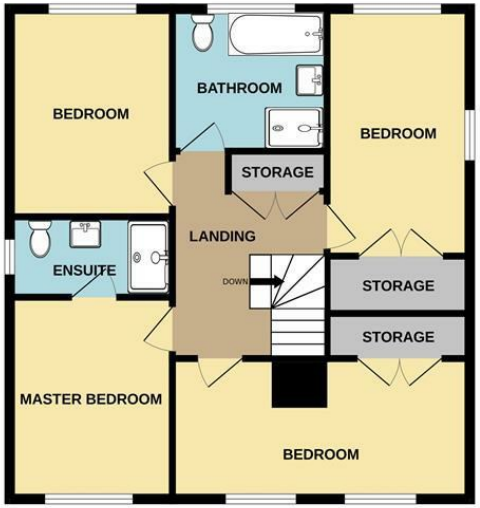




GROUND FLOOR




1ST FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
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