jordan fishwick

28 Fallibroome Road, Macclesfield, SK10 3LD

Located on one of Macclesfield's sought after roads given its abundance of established individual properties, within close proximity of West park, Macclesfield general hospital as well as excellent schools and the town centre. Having been extended and refurbished by the current owners, this stunning home has been transformed into a quite splendid and highly distinguished home and enjoys spacious and well-balanced accommodation throughout. Real features include the luxury bathroom and stunning open plan family/dining kitchen fitted with Quartz work surfaces and French doors opening to the rear. To the first floor there are four well proportioned bedrooms and luxury family bathroom. The Westerly facing rear garden has been skilfully landscaped with a large Indian stone patio ideal for "Al Fresco" dining and entertaining both family and friends. Steps lead down to an artificial lawned garden with fencing and hedging to the perimeter.

£450,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Fallibroome Road is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross" and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The hospital and leisure centre are also within close proximity to the property. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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 Prestbury Road, take the first left at the mini-roundabout onto Victoria Road (heading towards Macclesfield General Hospital). Continue down the road and over the roundabout onto Fallibroome Road where the property can be found on the right hand side.

Entrance Hallway
The front door opens to the pleasant hallway featuring attractive tiled flooring. Under stairs storage cupboard. Cast iron style radiator. Stairs to the first floor.

Living Room
12'3" x 14'3"
Spacious reception room featuring a fireplace with attractive tiled inserts and hearth. Double glazed bay window to the front aspect fitted with Plantation shutters. Picture rails. Cast iron style radiator.

L-Shape Open Plan Family/Dining Kitchen

Dining Kitchen
15'1" reducing to 6'11" x 18'3" reducing to 12'
Beautifully appointed kitchen suite with a comprehensive range of base units with Quartz work surfaces over and matching wall mounted cupboards. Belfast style sink unit with mixer tap. Integrated appliances include a fridge/freezer, washing machine and dishwasher all with matching cupboard fronts. Space for a range cooker with extractor hood over. The feature island unit with solid oak work surface is fitted with a large breakfast bar with stool recess. Recessed ceiling spotlights. Tiled floor with underfloor heating. Recessed ceiling spotlights. Two contemporary radiators. Double glazed window and French doors to the rear aspect. Open plan to the family area.

Family Area
11'4" x 10'9"
Featuring a media wall with space for a wall mounted TV and fitted with shelving and cupboards. Ample space for a sofa and chair. Tiled floor with underfloor heating. Double glazed window to the rear aspect.

Stairs To The First Floor
Access to the loft space. Ceiling rose.

Bedroom One
12'8" x 10'10"
Elegantly presented double bedroom decorated in neutral colours. Double glazed window to the rear aspect. Cast iron style radiator.

Bedroom Two
12'0" x 11'10"
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
16'10" x 7'0"
Good size third bedroom with vaulted ceiling and space to create a mezzanine. Feature exposed brick wall. Walk in wardrobe. Double glazed window to the rear aspect. Cast iron style radiator.

Bedroom Four
8'10" x 7'3"
Single bedroom with double glazed window to the rear aspect. Cast iron style radiator.

Luxury Bathroom
Luxurious family bathroom comprising walk in shower with rainfall shower head, claw foot roll top bath with telephone style shower head off the taps, low level WC and wash hand basin. Stylish tiled floor with underfloor heating and tiled walls. Recessed ceiling spotlights. Traditional Victorian style radiator. Two double glazed windows to the front aspect.

Outside

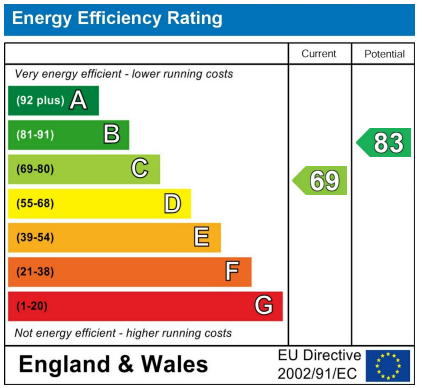
Driveway
A driveway to the front provides off road parking.

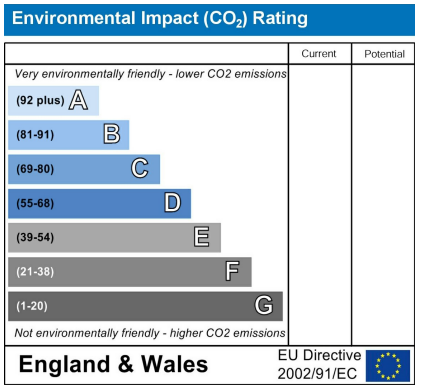
Garage/Bike Store
9'0" x 7'1"
Electric roller door. Power. Wall mounted boiler.

Westerly Facing Rear Garden
The Westerly facing rear garden has been skilfully landscaped with a large Indian stone patio ideal for "Al Fresco" dining and entertaining both family and friends. Steps lead down to an artificial lawned garden with fencing and hedging to the perimeter.

TENURE
The vendor has advised that the property is Freehold and that the council tax band is C.
We would advise any perspective buyer to confirm these details with their legal representative.

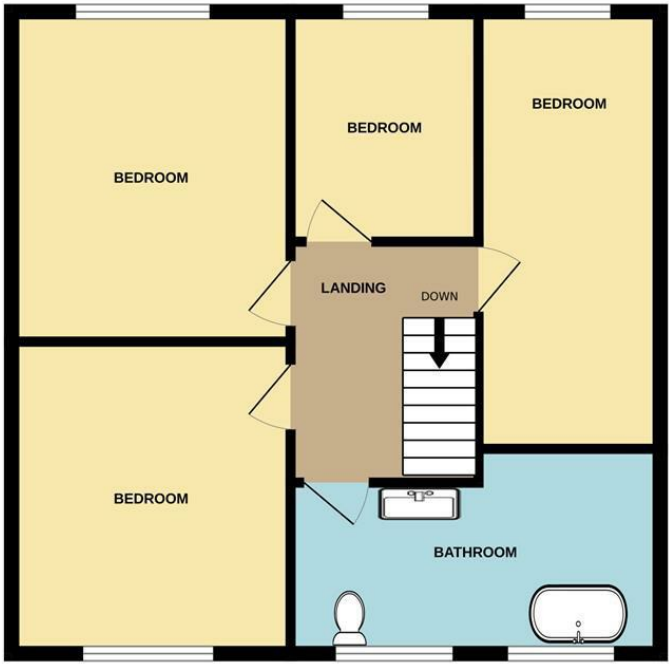
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR

1ST FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000
macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk