



**jordan fishwick**

8 GLOUCESTER CLOSE MACCLESFIELD SK10 2JZ

**£475,000**

## 8 GLOUCESTER CLOSE MACCLESFIELD SK10 2JZ

This well maintained four bedroom detached family home is set within a prime residential location on a quiet cul-de-sac. Gloucester Close is long established as arguably Macclesfield's prime residential area, given its wide variety of individual properties and within close proximity of Tytherington Golf & Country Club. It has excellent Primary and Secondary Schools, local shops and The Bollin Valley which will have particular interest for those enjoying rural walks, yet within a short distance of Bollington and Prestbury villages. The accommodation comprises in brief, porch, entrance hallway, living room, sitting room, dining room, breakfast kitchen, utility room and downstairs WC. To the first floor are four well proportioned bedrooms, bathroom and separate WC. To the front is a block paved driveway providing off road parking leading to the integral garage and a lawned garden to the side with an array of shrubs, hedging and plants. The private rear garden is of generous proportion and mainly laid to lawn with a stone patio and various flower beds and shrubs to the borders. Mature hedging and fencing to the perimeter provides a high degree of privacy.

### Location

Tytherington is situated a few minutes drive to Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport and the motorway networks which are within 25 minutes travelling distance by car. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It is also serviced by a petrol station and has both a Primary and Secondary school. The development is made up of attractive modern homes varying in size and style with some woodland areas ideal for dog walking. All homes are also walking distance from the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities including Gym, Swimming Pool, Tennis Courts and Relaxation Spa area.

### Directions

Leaving Macclesfield in a northerly direction along Beech Lane into Manchester Road, continue through the traffic lights at the junction with Brocklehurst Way and take the next turning right onto Marlborough Drive and take the third left onto Gloucester Close, the property can be found on the right hand side.

### Porch

Tiled floor.

### Entrance Hallway

Double glazed window to the side aspect. Under stairs storage cupboard. Radiator. Stairs to the first floor. Double doors opening to the hallway.

### Downstairs WC

Low level WC and wash hand basin. Window to the front aspect.

### Living Room

150 x 120  
Good size reception room decorated in neutral colours and featuring an electric fire. Sliding patio doors opening to the dining room. Double glazed window to the front aspect. Radiator.

### Sitting Room

15'10 x 8'5  
Double glazed window to the front aspect. Radiator.

### Dining Room

160 x 130 max  
Ample space for a dining table and chairs. Double glazed window and sliding doors to the garden. Radiator.

### Breakfast Kitchen

177 x 9'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Four ring gas hob. Built in double oven. Integrated fridge/freezer. Space for a washing machine and tumble dryer. Worcester boiler. Breakfast bar with stool recess. Radiator. Two double glazed windows overlooking the rear garden.

### Utility

117 x 7'0  
Fitted with a range of floor and wall units. Window and door to the rear aspect.

### Stairs To The First Floor

Double glazed window to the front aspect. Access to the loft space. Built in airing cupboard. Radiator.

### Bedroom One

150 x 10'6  
The master bedroom offers ample space for a king size bed and features a range of fitted wardrobes and over storage cupboards. Double glazed window to the front aspect. Radiator.

### Bedroom Two

130 x 10'5  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

125 x 8'7  
Double bedroom with double glazed window to the front and side aspect. Radiator.

### Bedroom Four

87 x 8'0  
Good size fourth bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower fittings over and pedestal wash hand basin. Double glazed window to the rear aspect.

### Separate WC

Low level WC and double glazed window to the rear aspect.

### Outside

#### Driveway

To the front is a block paved driveway providing off road parking leading to the integral garage and a lawned garden to the side with an array of shrubs, hedging and plants.

#### Integral Garage

180 x 11'7  
Up and over door.

#### Garden

The private rear garden is of a generous proportion and mainly laid to lawn with a stone patio and various flower beds and shrubs to the borders. Mature hedging and fencing to the perimeter provides a high degree of privacy.

#### Tenure

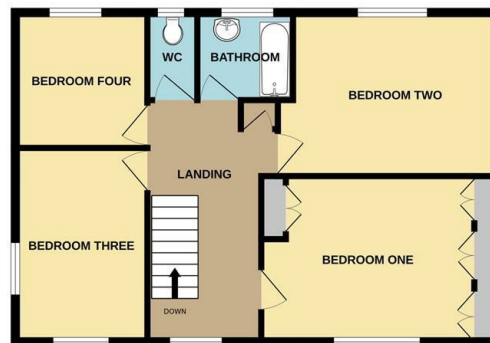
The vendor has advised us that the property is Freehold. We also believe the property to be council tax band E. We would advise any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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			
England & Wales		EU Directive 2002/91/EC	