jordan fishwick

2 EASTGATE MACCLESFIELD SK10 1GD

£565,000

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A fantastic opportunity to acquire a unique and substantial residence family home, located within a most desirable and sought after area close to Macclesfield canal and open countryside, yet within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. This deceptive four bedroom end town house has views to the rear over Victoria Park with a fabulous green and mature trees to the front. The accommodation is spacious throughout offering versatility to suit a wide range of buyers with a real feature being that the lower ground floor accommodation will appeal to those looking to cater for independent living. In brief the accommodation comprises; grand reception hallway, generous downstairs WC/Cloakroom, formal dining/family room and breakfast kitchen. Stairs lead down to the sitting room, conservatory, utility and downstairs shower room. To the first floor is a spacious living room featuring three double glazed windows to the front aspect allowing natural light to flood in, a spacious guest room with en-suite shower room, bedroom four/study and family bathroom. To the second floor, the master bedroom is fitted with a range of wardrobes, drawers and en-suite bathroom with jacuzzi bath and separate shower cubicle and a further double bedroom with en-suite shower room. To the front is a block paved driveway which provides off road parking and leads to the integral double garage. The private garden is fenced and enclosed, laid mainly to lawn with flower beds and shrubs to the borders.

Directions
From our office proceed down to the train station and turn left. Under the railway bridge and straight across at the lights onto Buxton Road. Take the first left onto York Street and the first left onto Eastgate where the property will be found on the left hand side.

Reception Hallway
Spacious hallway with stairs leading to the first floor landing. Two radiators.

Downstairs WC/Cloaks Room
Push button low level WC and pedestal wash hand basin. Cloaks cupboard. Part tiled walls. Double glazed window to the side aspect. Radiator.

Formal Dining/Family Room
15'3 x 13'3
Versatile room with two double glazed windows to the front aspect. Ceiling rose. Three radiators.

Breakfast Kitchen
25'0 x 11'3 max
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Inset five ring Neff gas hob with concealed extractor hood over. Built in double oven. Integrated fridge, freezer and dishwasher all with matching cupboard fronts. Tiled floor. Three double glazed windows to the rear aspect. Recessed ceiling spotlights. Ample space for a dining table and chairs. Radiator.

Stairs Down To The Lower Floor

Sitting Room
16'0 x 7'5
Double glazed window to the rear aspect. Large walk in storage cupboard. Radiator. Double glazed French doors to the conservatory.

Conservatory
18'8 x 12'0
Featuring a log burning stove. Double glazed windows and door to the garden. Radiator.

Utility Room
6'5 x 6'0
Space for a washing machine and tumble dryer. Tiled floor. Radiator. Door to garden.

Downstairs Shower Room
Shower cubicle, push button low level WC and pedestal wash hand basin. Tiled floor. Part tiled walls. Radiator.

Stairs To The First Floor Landing
Airing cupboard. Radiator. Stairs to the second floor.

Living Room
21'3 x 13'3
Feature coal effect living flame gas fire and surround. Three double glazed windows to the front aspect over looking the green and mature trees. Ceiling rose. Three radiators.

Bedroom Three
11'0 x 10'2
Double bedroom with double glazed window to the rear aspect. Radiator.

En-Suite Shower Room
Shower cubicle, push button low level WC and pedestal wash hand basin. Shaver point. Part tiled walls. Radiator.

Bedroom Four/Study
15'0 x 7'7
Double bedroom with two double glazed windows to the rear aspect with views towards to the park. Radiator.

Family Bathroom
Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the side aspect. Radiator.

Stairs To The Second Floor
Access to the loft space.

Bedroom One
18'1 x 11'5
Double bedroom fitted with a range of wardrobes and drawers. Double glazed window and Velux to the rear. Radiator.

En-Suite Bathroom
Fitted with a panelled corner jacuzzi bath, separate shower cubicle, push button low level WC and pedestal wash hand basin. Shaver point. Recessed ceiling spotlights. Velux window. Radiator.

Bedroom Two
22'0 x 9'10
Double bedroom with double glazed window to the front aspect. Radiator.

En-Suite Shower Room
Shower cubicle, push button low level WC and pedestal wash hand basin. Shaver point. Double glazed window to the side aspect. Radiator.

Outside

Driveway
A block paved driveway provides off road parking and leads to the integral double garage. A courtesy gate to the side allows access to the garden.

Double Garage
23'0 x 21'0
Up and over garage door. Power and lighting.

Private Garden
Fenced and enclosed, mainly laid to lawn with various shrubs and flower beds to the borders. A courtesy gate to the side allows access to the front.

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

Measurements are approximate. Not to scale. Illustrative purposes only
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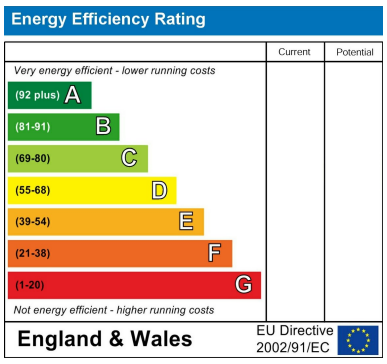

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