



5 Curtis Close, Macclesfield, SK10 2YR

A beautifully appointed detached family property of generous proportions throughout, within a select and desirable development in Tytherington. Located within walking distance of local amenities including excellent schools such as Marlborough Primary School and Tytherington High School, local shops and useful public transport links. This well proportioned family home is well presented throughout and in brief comprises; entrance hallway, downstairs WC, living room with bay window, utility room and open plan kitchen/dining/family room. To the first floor are four well proportioned bedrooms (master with modern en suite shower room) and stylish family bathroom. The block paved driveway to the front provides off road parking and leads to the integral garage. The Westerly facing rear garden is mainly laid to lawn with stone patio area.

£500,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Situated on the prestigious Kingsfield Park development in Tytherington, close to excellent schools and local amenities as well as a championship golf course at the Tytherington Club. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left onto Livesley Close and right onto Curtis Close where the property will be found on the right hand side.

Entrance Hallway

Composite front door. Stairs to first floor with useful under-stairs storage cupboard. Radiator. Door to garage.

Downstairs WC

Push button low level WC and wash hand basin with mixer tap. Extractor fan. Radiator.

Living Room

16'0 x 11'0

Feature double glazed bay window to the front aspect. Radiator. TV point.

Family/Dining/Kitchen

26'3 x 9'2

Kitchen

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated fridge/freezer and dishwasher with matching cupboard fronts. Built in "NEFF" hob and extractor hood over. Built in "NEFF" double oven. Double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

Family/Dining Area

With ample space for a table and chairs. Double glazed French doors to the garden. Radiator.

Utility

5'3 x 5'3

Fitted with matching wall and floor units. Stainless steel sink unit with mixer tap. Space for a washing machine. Double glazed door to the side aspect. Radiator.

Stairs To The First Floor

Built in storage cupboard housing the hot water tank. Radiator.

Master Bedroom

13'10 x 11'2

Double bedroom with double glazed window to the front aspect. Radiator. Door to en-suite shower room.

En-Suite Shower Room

White suite comprising; shower cubicle, push button low level WC and vanity wash hand basin with storage below. Frosted double glazed window to the front aspect. Radiator. Inset spotlights. Tiled walls. Tiled floor.

Bedroom Two

11'8 x 8'7

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

Bedroom Three

13'0 x 9'5

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

Bedroom Four

9'7 x 9'7

Double bedroom with double glazed window to the rear aspect. Built in storage cupboard. Radiator. Loft access.

Family Bathroom

Fitted with a modern white suite comprising of a panelled bath, separate shower cubicle, push button low level W.C and pedestal wash basin with mixer tap. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlights. Frosted double glazed window to the side aspect.

Outside

Driveway

A driveway to the front providing off road parking and leading to the integral garage. EV charging point.

Integral Garage

Up and over door. Power and lighting. Boiler.

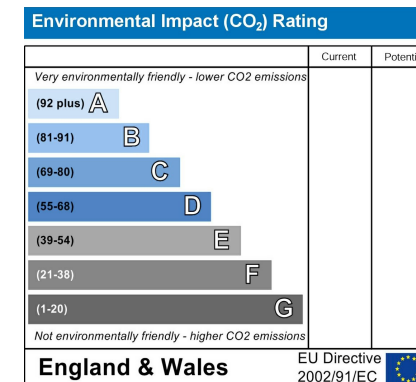
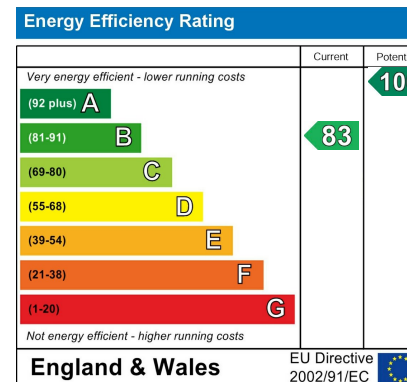
Westerly Facing Garden

To the front are comprehensive flower borders with timber panel fencing and a neat lawned garden. Gated access to the side with a path leading to the rear garden. The rear aspect is laid mainly to lawn and can be enjoyed from the stone patio area.

Tenure

We believe the property to be Freehold and council tax band E.

We would advise any perspective buyer to confirm these details with their legal representative.

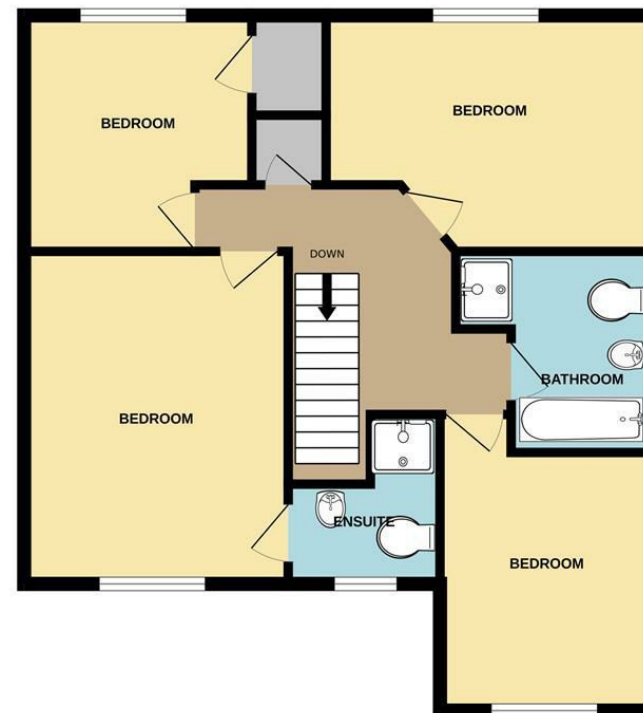




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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