jordan fishwick

# 19 Vine Close, Macclesfield, SK11 8PA

A deceptively spacious four-bedroom detached family home, tucked away at the head of a quiet cul-de-sac in one of Macclesfield's most sought-after residential locations. Ideally positioned within walking distance of Ivy Bank School, local shops and excellent public transport links, this superb home offers generous and versatile accommodation throughout. The well-planned layout in brief comprises an entrance hallway, a ground-floor shower room, a spacious living room with a vaulted ceiling, a separate study, gym or playroom, dining room and a comprehensively fitted breakfast kitchen. To the first floor a galleried landing provides access to four well-proportioned bedrooms all served by a family bathroom. Externally, to the front is a lawned garden and driveway providing off-road parking. A courtesy gate to the side leads to the enclosed rear garden which is predominantly laid to lawn and complemented by a paved patio creating the perfect space for outdoor relaxation. Attractive planted borders, stocked with a variety of mature shrubs and plants together with enclosed fencing provide a private and pleasant setting.

# £500,000

## 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 vintage 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**
Leaving Macclesfield along Park Lane and continue over the traffic lights at Congleton Road (by the Flower Pot public house) onto Ivy Lane. Take the second left onto Valley Road and Third left onto Vine Close where the property can be found on the left hand side at the head of the cul-de-sac.

**Covered Porch**

**Entrance Hallway**
Accessed via a composite front door. Attractive tiled floor. Radiator.

**Living Room**
21'0 x 13'2
Featuring a vaulted beamed ceiling and log burning stove within recess. Double glazed window to the front and side aspect. Stairs to the landing. Two radiators.

**Study**
11'3 x 9'0
Versatile room with double glazed window to the rear aspect. Radiator.

**Kitchen**
10'0 x 9'8
Fitted with a range of handless base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated slimline dishwasher and fridge/freezer all with matching cupboard fronts. Large pantry cupboard housing a Vaillant boiler and space for a washing machine and tumble dryer. Breakfast bar with stool recess. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect.

**Dining Room**
11'1 x 9'3
Double glazed window and door to the rear aspect. Radiator.

**Inner Hallway**
Attractive tiled floor. Double glazed window to the side aspect.

**Gym/Play Room**
15'4 x 7'10
Currently used as a gym. Double glazed window to the front and side aspect. Recessed ceiling spotlights. Radiator.

**Downstairs Shower Room**
Fitted with a white suite comprising; walk in shower, push button low level WC and with concealed cistern and vanity wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Double glazed window to the side aspect.

**Stairs To The First Floor**
Feature sun tunnel to allow natural light. Access to the loft space via a pull down ladder. The vendor advised that the loft has power and lighting and is boarded

**Bedroom One**
13'2 x 12'10
Double bedroom featuring a vaulted ceiling and four Velux windows. Double glazed window to the front aspect with views over rooftops. Radiator.

**Bedroom Two**
11'1 x 10'8
Double bedroom with double glazed window to the rear aspect. Radiator.

**Bedroom Three**
11'3 x 10'0
Double bedroom with double glazed window to the rear aspect. Radiator.

**Bedroom Four**
10'0 x 7'0
Single bedroom currently used as a cinema/games room. Double glazed window to the front aspect. Radiator.

**Bathroom**
Fitted with a panelled bath with shower fittings over and screen to the side, push button low level WC with concealed cistern and wash hand basin. Part tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

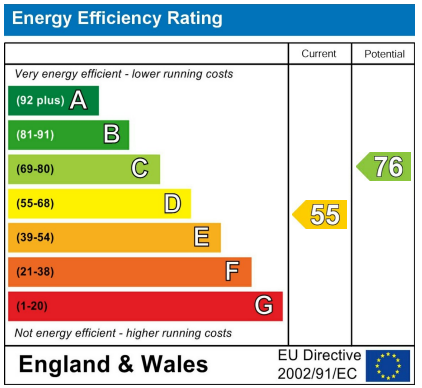
**Outside**

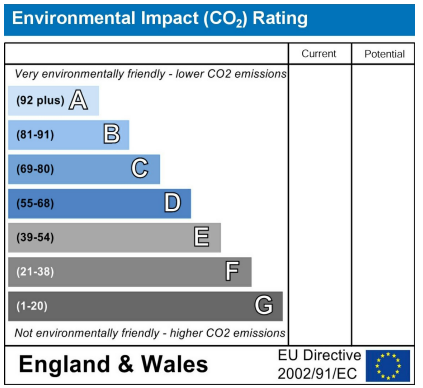
**Driveway**
To the front is a lawned garden and driveway providing off-road parking. A courtesy gate to the side leads to the enclosed rear garden. Outside tap and electric socket.

**Garden**
To the rear is an enclosed garden which is predominantly laid to lawn and complemented by a paved patio creating the perfect space for outdoor relaxation. Attractive planted borders, stocked with a variety of mature shrubs and plants together with enclosed fencing provide a private and pleasant setting. Outside tap and electric socket.

**Tenure**
The vendor has advised us that the property is Freehold and that the council tax band is E.
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

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