



24 Clare Drive, Macclesfield, SK10 2TX

**** NO ONWARD CHAIN **** This three bedroom detached family home is located on the ever popular Tytherington Links development situated in a quiet cul-de-sac within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. In brief the property comprises; entrance vestibule, living room with stairs to the first floor and dining kitchen. To the first floor, the landing allows access to three bedrooms and family bathroom. To the front of the property is a lawned garden with steps leading to the front door. The delightful rear garden is fenced and enclosed and offers two separate seating areas ideal for 'Al-fresco' dining. There are also well stocked flower borders and a lawned area. A side gate allows access to the large driveway which provides ample off road parking and leads to the detached single garage.

£350,000

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

Proceed out of Macclesfield in a northerly direction along Manchester Road. After a short distance turn left onto Dorchester Way and Clare Drive is the third turning on the left hand side. Follow the road where the property will be found on the right hand side.

GROUND FLOOR

Entrance Vestibule

Accessed via composite front door. Laminate flooring. Radiator. Door through to living room.

Living Room

15'3" x 15'2" max

Decorated in neutral colours with uPVC doubled glazed window to front aspect. Laminate flooring. Fireplace with inset gas fire. Radiator. Stairs to first floor landing. TV point. Archway through to the dining kitchen.

Dining Kitchen

15'2" x 8'0"

Fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over and oven below. Built-in fridge freezer with matching cupboard fronts. Space for washing machine. Laminate flooring. Inset spotlights. Contemporary radiator. uPVC double glazed French doors opening to rear aspect. Composite door with double glazed inset to rear. uPVC double glazed window to rear aspect. Useful under-stairs storage cupboard.

FIRST FLOOR

Landing

Access to loft space (the vendor has advised that the loft space is partially boarded). uPVC double glazed window to side aspect.

Bedroom One

13'0" x 8'10"

Good size master bedroom with space for double bed and wardrobes. uPVC double glazed window to front aspect. TV point. Radiator.

Bedroom Two

10'6" x 8'3"

Good size second bedroom with space for double bed and wardrobes. uPVC double glazed window to rear aspect. Radiator.

Bedroom Three

7'0" x 7'0"

Single bedroom with space for single bed. uPVC double glazed window to rear aspect. Radiator.

Bathroom

Fitted suite comprising; low level WC, pedestal wash basin and panelled bath with electric shower over and screen to side. Part tiled walls. Useful over-stairs storage cupboard. Radiator. Inset spotlights. uPVC frosted double glazed window to front aspect.

OUTSIDE

Front & Rear Garden

To the front of the property is a lawned garden with steps leading to the front door. The delightful rear garden is fenced and enclosed and offers two separate seating areas ideal for 'Al-fresco' dining. There are also well stocked flower borders and a lawned area.

Driveway & Detached Single Garage

16'4" x 8'2"

There is a large driveway which provides ample off road parking and leads to the detached single garage. The single garage has an up and over door along with lighting and power.

TENURE

The vendor has advised that the property is Freehold and that the council tax band is D.

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

Anti Money Laundering - Note

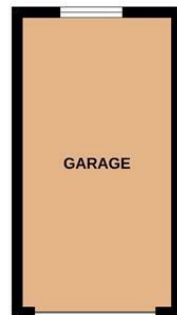
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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

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	

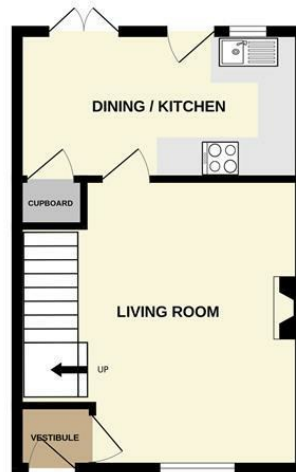
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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