



*jordan fishwick*



# 5 Cricketers Way, Langley, Macclesfield, Cheshire, SK11 0AX

Lavender Fields is an attractive, contemporary development of newly built homes by Seddon Homes. This impressive four bedroom detached property is set within the charming village of Langley, surrounded by beautiful countryside and notable local landmarks including Teggs Nose and Ridgegate Reservoir. Ideal for those who enjoy walking, the location also benefits from easy access to Macclesfield town centre and its wide range of amenities. The accommodation in brief comprises; entrance hallway, spacious living room and a superb open plan family dining kitchen featuring bi-fold doors opening onto the garden, along with a utility room and downstairs WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, a Jack and Jill en-suite serving bedrooms two and three and a contemporary family bathroom. Externally, the property offers a driveway providing off road parking and access to an integral garage. To the rear is an enclosed, low maintenance garden, mainly laid to lawn and complemented by a paved patio and an additional seating area to the rear.

## £600,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

The popular and sought after village of Langley is located on the westerly side of Macclesfield and enjoys wonderful open views over the surrounding countryside and hills beyond. The village has a local public house and primary school yet the more comprehensive centre of Macclesfield is within 5 minutes drive. Macclesfield itself is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent, state primary and secondary schools within easy reach of the town centre. 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

From Macclesfield town centre proceed in a southerly direction along the A523. At the first traffic lights turn left onto Byrons Lane, signposted Sutton and Langley Continue past the Kings Head Public House, bearing left after the viaduct into Jarman. Continue into the village along Langley Road bearing where the property can be found on the left.

#### Entrance Hallway

Entrance hallway with stairs leading to the first first floor landing. Inset mat. Laminate flooring. Under stairs storage cupboard. Radiator.

#### Living Room

18'0x 11'0

Elegantly presented living room with double glazed bay window to the front aspect fitted with Plantation shutters. Radiator.

#### Open Plan Family/ Dining Kitchen

#### Dining Kitchen

21'8 x 11'0

Fitted with a stylish range of handleless 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 wine cooler. Built in Neff oven and microwave oven. The large island unit is fitted with an induction hob with vented extractor and breakfast bar with stool recess. Tiled floor. Radiator. Recessed ceiling spotlights. Space for a dining table and chairs.

#### Family Area

17'8 x 8'0

Featuring a picture window and bi-folding doors opening to the garden. Ample space for a sofa, table and chairs. Three Velux windows. Recessed ceiling spotlights. Radiator.

#### Inner Hallway/Utility

Space for a washing machine and tumble dryer. Composite door to the side aspect.

#### Downstairs WC

Push button low level WC with concealed cistern and wash hand basin. Double glazed window to the rear aspect. Radiator.

#### Stairs To The First Floor

Built in airing cupboard. Access to the loft space.

#### Bedroom One

16'1 x 11'0

Double bedroom with double glazed bay window to the front aspect fitted with Plantation shutters. Built in wardrobe with double doors. Radiator.

### En-Suite

Fitted suite comprising; shower enclosure, push button low level WC with concealed cistern and wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'4 x 9'8

Double bedroom with double glazed window to the rear aspect. Radiator. Door to Jack & Jill shower room.

### Jack & Jill Shower Room

Fitted suite comprising; shower enclosure, push button low level WC with concealed cistern and wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator.

### Bedroom Three

11'0 x 9'0

Double bedroom with double glazed window to the front aspect. Radiator. Door to Jack & Jill shower room.

### Bedroom Four

11'5 x 7'7

Good size fourth bedroom with double glazed window to the rear aspect. Radiator.

### Family Bathroom

Fitted with a panelled bath, push button low level WC with concealed cistern and wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect. Chrome ladder style radiator.

### Outside

#### Driveway

Externally, the property offers a driveway providing off road parking and access to an integral garage.

#### Integral Garage

16'8 x 8'0

Up and over door. Power and lighting. Boiler.

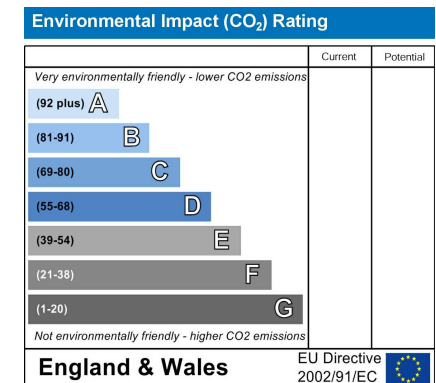
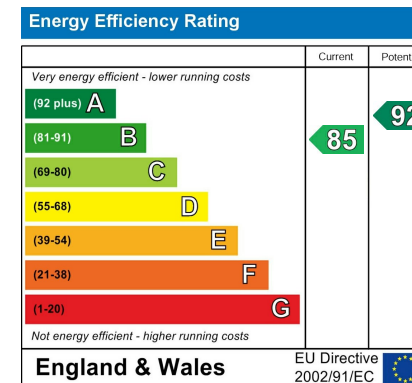
#### Private Garden

To the rear is an enclosed, low maintenance garden, mainly laid to lawn and complemented by a paved patio and an additional seating area to the rear.

#### Tenure

#### 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.

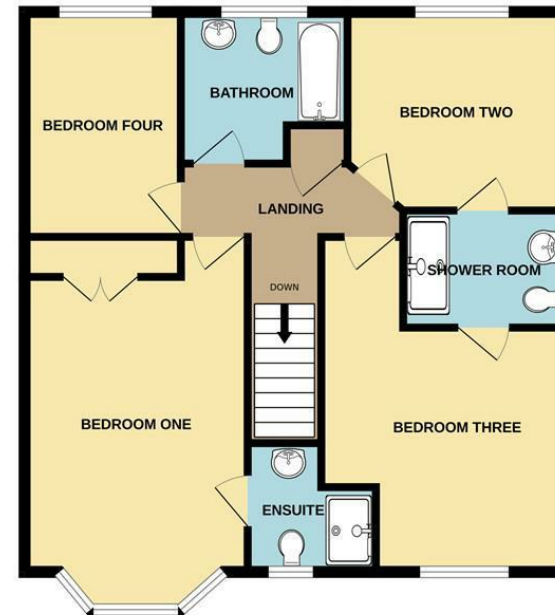




GROUND FLOOR



1ST FLOOR



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