



3 Monk Close, Macclesfield, SK10 2YW

A beautifully appointed detached family home 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. Enjoying extensive family accommodation over three floors, this substantial detached property by Jones Homes is appointed to a high standard and provides a highly distinguished home for a growing family. In brief the property comprises; entrance hallway, downstairs WC, bay fronted living room, bay fronted dining area, kitchen with breakfast bar and utility room. To the first floor are three double bedrooms (master with en-suite) and a stylish family bathroom. To the second floor are two further bedrooms and shower room. Externally, the house is set back behind a front garden with a block paved driveway to the side providing off road parking and leads to the detached garage, whilst to the rear is a pleasant Southerly facing rear garden mainly laid to lawn with a paved seating area. Viewing is highly recommended.

£550,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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 take the third left onto Monk Close.

Entrance Hallway

Stairs leading to the first floor landing. Under stairs storage cupboard. Tiled floor. Radiator.

Downstairs WC

Low level WC and wash hand basin. Tiled floor. Double glazed window to the front aspect. Radiator.

Bay Fronted Living Room

21'0 x 11'0

Elegantly presented dual aspect living room featuring a double glazed bay window to the front aspect. Double glazed French doors to the garden. Tiled floor. Two radiators.

Open Plan Dining/Kitchen

21'0 x 11'0

Dining Area

11'0 x 10'10

Ample space for a dining table and chairs. Double glazed bay window to the front aspect. Tiled floor. Two radiators.

Kitchen

10'10 x 10'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards.

Underhung one and a quarter bowl stainless steel sink with mixer tap. Inset five ring gas hob with "Neff" extractor hood above. Integrated "Neff" double oven. Integrated dishwasher with matching cupboard front. Tiled floor. Recessed ceiling spotlights. Double glazed window over looking the rear garden.

Utility Room

7'6 x 6'2

Fitted with base and wall mounted units. Stainless steel sink unit with mixer tap. Vaillant boiler. Plumbing for washing machine. Tiled floor. Radiator. Door to the side aspect.

Stairs To The First Floor

Built in airing cupboard housing the hot water cylinder. Additional airing cupboard. Laminate floor.

Master Bedroom

15'2 x 10'10

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Laminate floor. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; walk in shower, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two

10'10 x 10'4

Double bedroom fitted with a range of wardrobes and dressing table. Laminate floor. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'10 x 8'0

Double bedroom fitted with a range of wardrobes and dressing table. Laminate floor. Double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings off the tap, separate shower cubicle, push button low level WC and pedestal wash basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling lighting. Double glazed window to the rear aspect.

Stairs To The Second Floor

Built in airing cupboard. Laminate floor. Double glazed window to the front aspect. Two radiators.

Bedroom Four

10'7 x 10'2

Double bedroom with ample space for a king size bed. Fitted with a range of wardrobes. Laminate floor. Double glazed window to front and side aspect. Radiator.

Bedroom Five

11'0 x 5'0

Single bedroom with double glazed window to the front aspect. Laminate floor. Radiator.

Shower Room

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls and floor.

Chrome ladder style radiator.

Outside

Driveway

The property is set back behind a front garden with a block paved driveway to the side leading to the garage.

Garage

Up and over door. Courtesy door to the garden.

Southerly Facing Garden

To the rear is a pleasant Southerly facing rear garden mainly laid to lawn with paved seating area. Fenced and enclosed with a courtesy gate to the side. Door to the garage.

Tenure

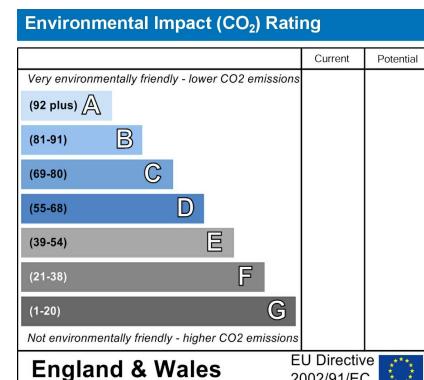
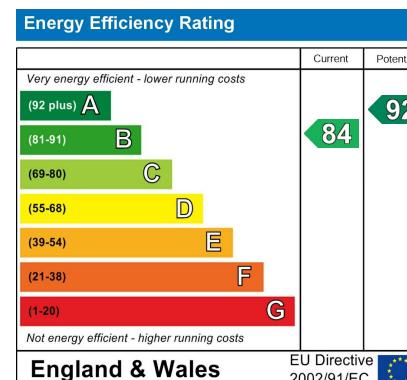
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 24 June 2015.

The vendor has also advised us that the property is council tax band F.

We would recommend 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.





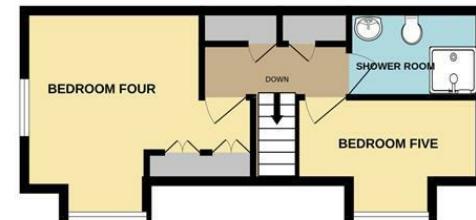
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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