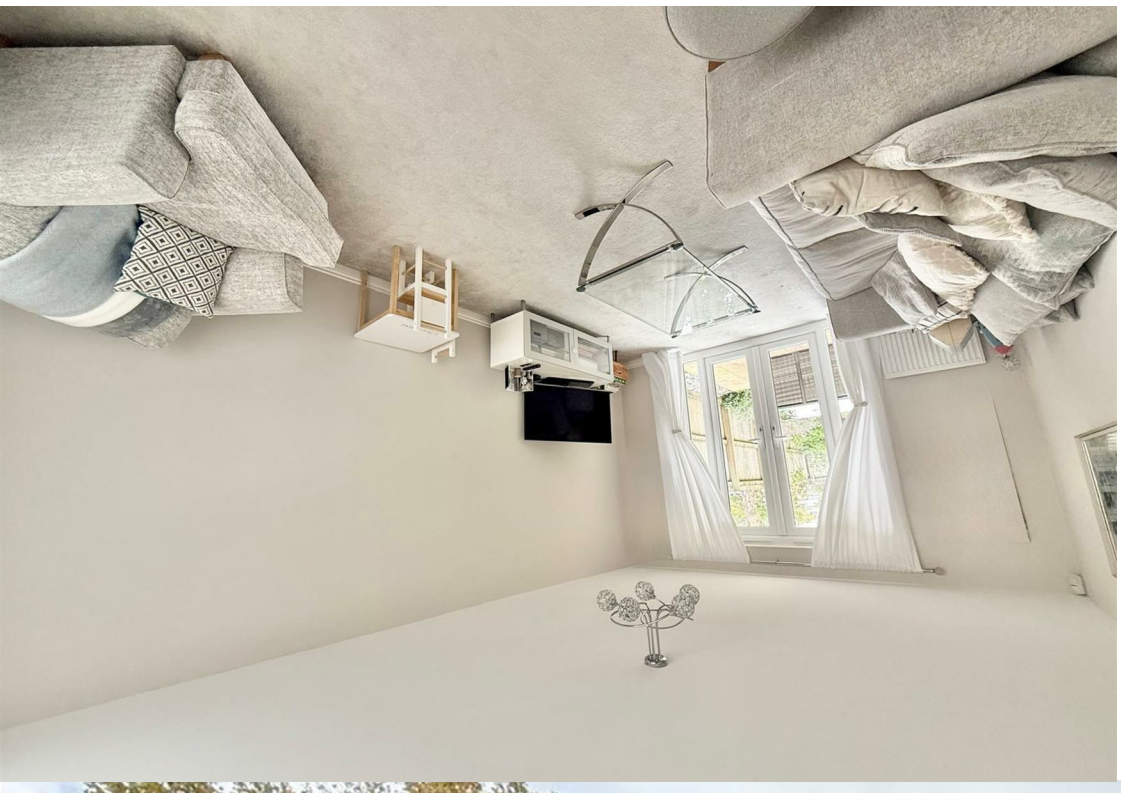

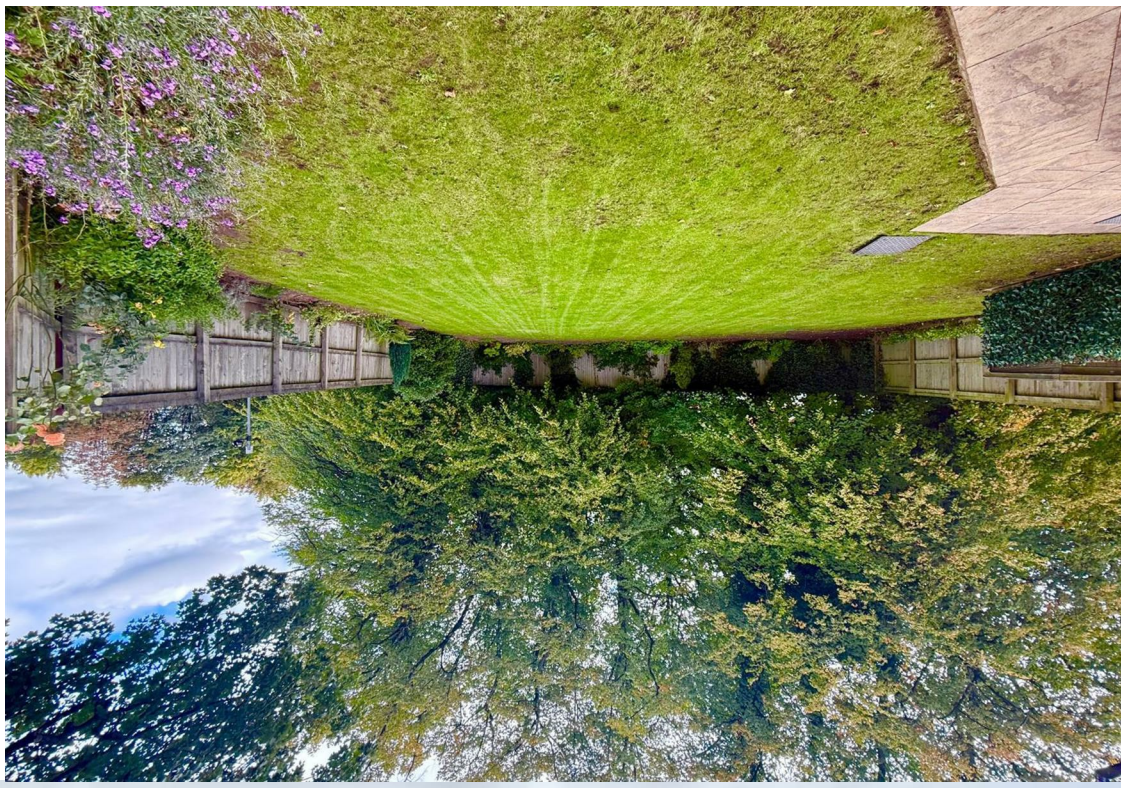

jordan fishwick

52 WEST PARK DRIVE MACCLESFIELD SK10 3FW

Offers Over £350,000

52 WEST PARK DRIVE MACCLESFIELD SK10 3FW

A beautifully appointed and MOST IMPRESSIVE spacious three bedroom detached family home. Forming part of the popular development in a quiet location within this select development and located in one of Macclesfields most desirable areas close to West Park, Macclesfield general hospital, the town centre and excellent transport links. The property comprises in brief, entrance hallway, downstairs W.C, well proportioned living room and spacious dining kitchen. To the first floor are three well proportioned bedrooms (master with en-suite facilities) and a family bathroom. To the side of the property is a lawned garden and two allocated parking spaces providing off road parking. The rear garden is laid mainly to lawn with a paved patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn with an array of attractive plants, flowers and shrubs to the borders. Timber panel fencing to the boundaries.

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
From our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the roundabout. At the next roundabout take the first exit. At the next roundabout take the second exit into the development in between the Co-op and Kids Allowed, follow the road around to the left (on the one way system) where the property is found to the right hand side.

Entrance Hallway
Accessed via a composite front door. Staircase to the first floor. Radiator. Doors to reception rooms.

Downstairs WC
Fitted with a push button low level WC and pedestal wash hand basin. Radiator.

Living Room
16'0 x 11'0
Elegantly presented dual aspect living room with double glazed window to the front aspect and double glazed French doors opening out to the garden. Two radiators.

Dining Kitchen
16'0 x 9'8 max
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. Four ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, dishwasher and washing machine all with matching cupboard fronts. Space for a table and chairs. Laminate floor. Recessed ceiling spotlights. Double glazed window to the rear aspect and double glazed French doors to the garden. Radiator.

Stairs To The First Floor Landing
Skylight window.

Bedroom One
13'5 x 8'10 max
Double bedroom fitted with floor to ceiling wardrobes with mirrored sliding doors. Double glazed window to the front aspect. Radiator.

En-Suite
Fitted en-suite shower room comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Skylight window. Chrome ladder style radiator.

Bedroom Two
11'0 x 8'3
Double bedroom double glazed window to the front aspect. Built in cupboard housing the boiler. Access to the loft space. Radiator.

Bedroom Three
7'6 x 7'6
Single bedroom with double glazed window to the rear aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. Laminate floor. Part tiled walls. Double glazed window to the front aspect.

Outside

Garden
To the side of the property is a lawned garden, whilst the rear garden is laid mainly to lawn with a paved patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn with an array of attractive plants, flowers and shrubs to the borders. Timber panel fencing to the boundaries and mature trees to the rear provide a high degree of privacy.

Parking
To the side of the property are two allocated parking spaces providing off road parking.

Tenure
The vendor has advised us that the property is Leasehold and that the lease is 999 years from 12 October 2018 and that the council tax band is D.
We would recommend any prospective 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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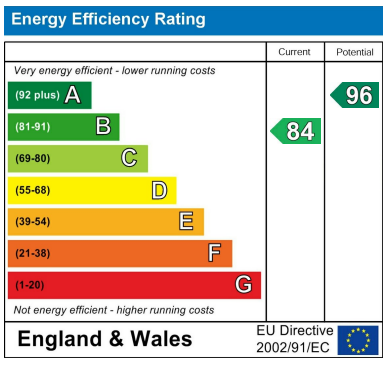

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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