



57 West Park Drive, Macclesfield, SK10 3FW
Guide price £320,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Situated in a highly regarded residential area of Macclesfield, this property enjoys a prime position on West Park Drive, just a short distance from the popular West Park, offering beautiful green space, leisure facilities and a welcoming café. The town centre is easily accessible, providing a wide range of shops, restaurants and everyday amenities, while excellent schooling options nearby include The Fallibroome Academy and Beech Hall School. For commuters, Macclesfield railway station offers direct links to Manchester and London, and convenient road connections place you within easy reach of the wider Cheshire and Greater Manchester areas. Surrounded by scenic countryside on the edge of the Peak District, this location perfectly balances town convenience with access to open landscapes and outdoor pursuits.

The property itself is thoughtfully arranged over three floors, offering versatile and well-presented accommodation. The ground floor comprises a welcoming entrance hallway leading to a modern kitchen fitted with a range of wall and base units, integrated double oven, gas hob, extractor, fridge/freezer and dishwasher, along with space for a washing machine. A convenient WC sits off the hallway, while the spacious living room to the rear provides a comfortable setting for relaxing and entertaining, with double doors opening directly onto the enclosed garden. To the first floor are three well-proportioned bedrooms, including a generous rear-facing principal bedroom with integrated wardrobes, alongside a contemporary family bathroom with a three-piece suite and over-bath shower. The second floor hosts an impressive additional bedroom with built-in wardrobes and its own en suite shower room, ideal as a main suite or guest accommodation. Externally, the rear garden features a lawn, patio area, gated side access, timber fencing, shed and outdoor tap, while to the front there is a driveway and visitor parking.

GROUND FLOOR

Front

Driveway and visitor parking.

Living Room 14'6" x 13'10" (4.43m x 4.24m)

Carpet, double doors to garden, painted walls, radiator, storage cupboard.

Kitchen 12'0" x 6'9" (3.67m x 2.07m)

Lino flooring, wall mounted and base units, integrated double oven, gas hob, extractor, fridge/freezer, dishwasher, space for washing machine, window to front.

Cloaks/WC 5'6" x 2'11" (1.7m x 0.9m)

Wood flooring, window to front, integrated storage cupboard, radiator, painted walls.

FIRST FLOOR

Bedroom 14'6" x 14'2" (4.43m x 4.34m)

Rear facing, 2 x windows to rear, carpet, large integrated wardrobes.

Bedroom 10'9" x 7'8" (3.29m x 2.34m)

Wallpaper and painted walls, carpet, window to front, radiator.

Bedroom 7'8" x 7'2" (2.34m x 2.19m)

Carpet, window to front, painted walls, radiator.

Bathroom 6'7" x 6'5" (2.02m x 1.97m)

Three piece suite with over bath shower, tiled and painted walls, fitted mirror, heated towel rail.

SECOND FLOOR

Bedroom 15'8" x 13'11" (4.79m x 4.25m)

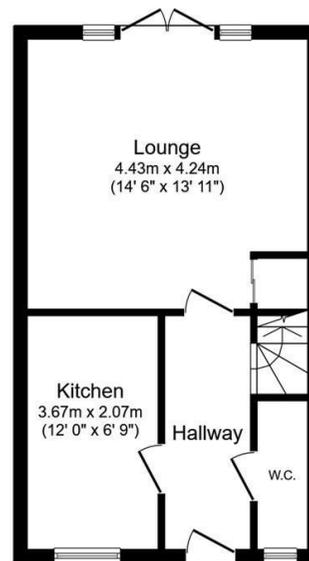
Carpet, window to front, large integrated wardrobes, painted walls, loft hatch, door to en suite.

En Suite 7'8" x 4'11" (2.36m x 1.51m)

Shower, toilet, sink, Velux window, lino flooring, tiled and painted walls, heated towel rail.

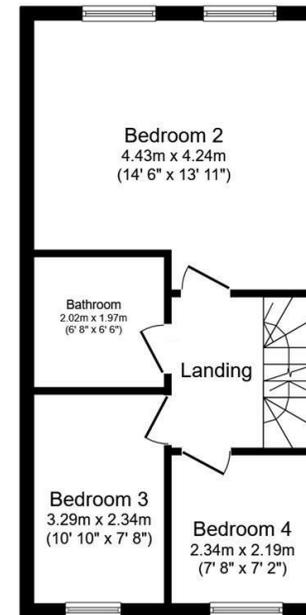
Rear Garden

Lawn, patio, gated side entrance, wood fence borders, tap, shed



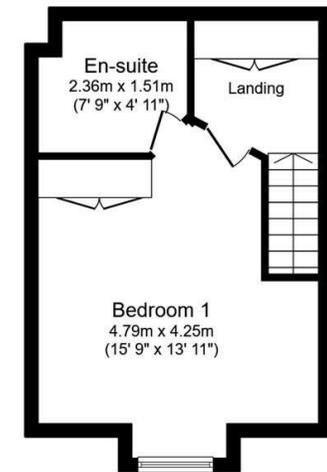
Ground Floor

Floor area 35.5 sq.m. (382 sq.ft.)



First Floor

Floor area 40.6 sq.m. (437 sq.ft.)



Second Floor

Floor area 28.6 sq.m. (308 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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