



jordanfishwick

26 HAMBLE WAY, MACCLESFIELD, SK10 3RN

£475,000

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CORNER POSITION IN A SMALL CUL DE SAC. A most attractive and extended "Cheshire brick" six bedroom detached home forming part of this select development, offering family accommodation of the highest standard and is located within close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. The property in brief comprises; entrance hallway, living room featuring a Bio-Ethanol real flame fireplace, dining room, conservatory, modern breakfast kitchen and utility room. To the first floor are six double bedrooms (en-suite to the master) and a family bathroom fitted with a modern white suite. Externally, there is a block paved driveway providing off road parking leading to the integral garage. The rear garden is pleasant and mainly laid to lawn with a patio area enjoying a high degree of privacy as it is not directly overlooked.

Location

This particular property forms part of Hamble Way, a select development having been constructed approximately 23 years ago by 'Sterling Homes', located on the North West side of Macclesfield town centre, with easy access to the leisure centre, Fallibroome High School and the neighbouring villages of Prestbury, Alderley Edge and beyond. 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 Cheshires 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 along Victoria Road, passing Macclesfield Hospital on the left hand side and at the roundabout turn right into Priory Lane. At the first mini roundabout turn left and left again into Drummond Way; Hamble Way is the fourth turning on the right and the property can be found on the right hand side.

Covered Porch

Panelled front door, opening to the entrance hall.

Entrance Hall

Stairs leading to the first floor landing with useful understairs storage cupboard. Ceiling coving. Radiator. Canadian Maple engineered wood flooring.

Downstairs W.C

Fitted with a low level WC and wash hand basin with tiled splash backs. Extractor fan. Radiator. Canadian Maple engineered wood flooring.

Living Room 17'5 x 11'7 (5.31m x 3.53m)

A pleasant living room decorated in neutral colours featuring a "Bio-Ethanol" real flame fireplace. uPVC double glazed squared bay window to the front aspect overlooking the front garden. Canadian Maple engineered wood flooring. Ceiling coving. Double doors opening to the dining room. Radiator.

Family Room 15'0 x 8'0 (4.57m x 2.44m)

Generous family room with uPVC double glazed window to the front aspect. Laminate flooring. Ceiling coving. Radiator.

Dining Kitchen 29'10 x 9'0 (9.09m x 2.74m)

Beautifully presented dining kitchen with a large dining area. Fitted with a range of base, wall and drawer units with granite work-surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiled splash backs Inset four ring electric "NEFF" hob with stainless steel extractor hood over and Zanussi oven. Integrated fridge with matching cupboard front. Breakfast bar. Door to the conservatory. Double glazed uPVC window over looking the rear garden. Ceiling coving. Radiator. Archway through to the utility room. The dining area allows ample space for a table and chairs.

Utility Room 8'0 x 5'0 (2.44m x 1.52m)

Fitted with a range of wall and base units with granite work surfaces over and tiled splash back, inset stainless steel single sink unit with mixer tap. Plumbing and recess for a washing machine and dishwasher. Laminate floor. Door opening to the side aspect.

Conservatory 14'0 x 11'0 (4.27m x 3.35m)

Generous conservatory with uPVC double glazed windows. French doors opening to the rear garden. Laminate floor. Radiator.

Stairs To First Floor Landing

Access to the partially boarded loft space. Storage cupboard housing the hot water tank. Radiator.

Master Bedroom 15'0 x 12'0 (4.57m x 3.66m)

Excellent size bedroom with ample space for king size bed. uPVC double glazed window to front aspect. Canadian Maple engineered wood flooring. Ceiling coving. Radiator.

En-Suite

Fitted with a walk in shower cubicle. Push button low level WC and a modern sink basin with chrome mixer tap. Tiled walls. Chrome ladder style radiator. Double glazed uPVC frosted window to the front aspect.

Bedroom Two 10'0 x 8'5 (3.05m x 2.57m)

Double bedroom. Built in wardrobe. Sink unit with mixer tap. uPVC double glazed window to front aspect. Ceiling coving. Radiator.

Bedroom Three 9'0 x 8'0 (2.74m x 2.44m)

Double bedroom. uPVC double glazed window to front aspect. Laminate floor. Recessed ceiling spotlights. Ceiling coving. Radiator.

Bedroom Four 9'1 x 8'7 (2.77m x 2.62m)

Double bedroom. uPVC double glazed window to rear aspect with far reaching views stretching to the hills and beyond. Built in storage cupboard. Laminate floor. Recessed ceiling spotlights. Ceiling coving. Radiator.

Bedroom Five 9'1 x 8'7 (2.77m x 2.62m)

Double bedroom. uPVC double glazed window to rear aspect with far reaching views stretching to the hills and beyond. Laminate floor. Ceiling coving. Radiator.

Bedroom Six 9'1 x 7'10 (2.77m x 2.39m)

Good size single bedroom. uPVC double glazed window to rear aspect with far reaching views stretching to the hills and beyond. Laminate floor. Ceiling coving. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, low level WC and pedestal hand wash basin. Chrome ladder style radiator. Frosted uPVC double glazed window to rear aspect. Tiled walls. Extractor fan.

Attached Garage And Driveway

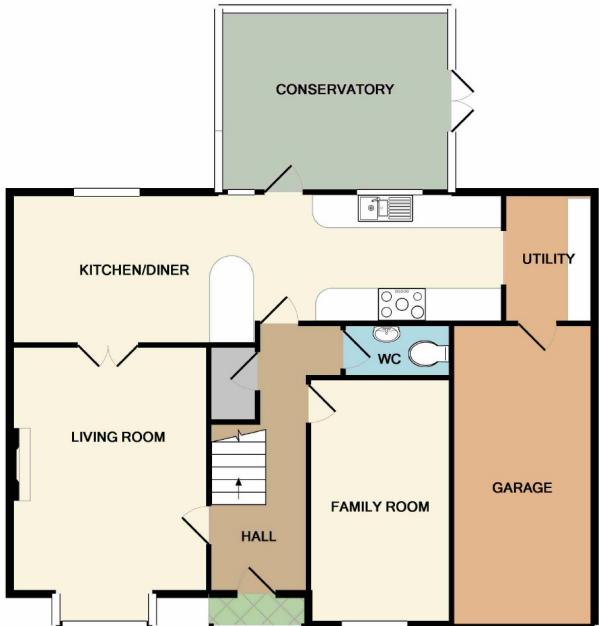
To the front of the property a block paved driveway provides ample parking for several vehicles and leads to the attached single garage with up and over door, electric light and power.

Garden

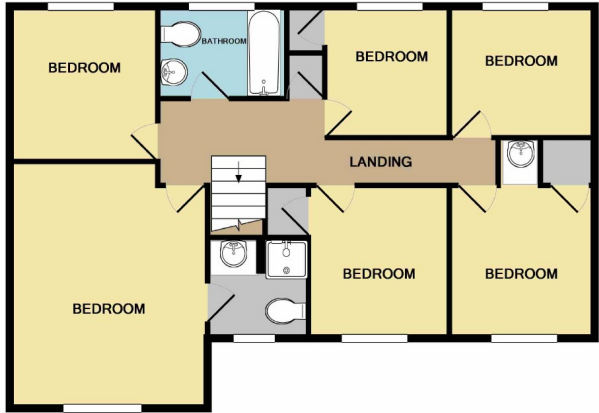
The rear garden is pleasant and mainly laid to lawn with stocked flower bed borders and a patio area enjoying a high degree of privacy as it is not directly overlooked. Timber panel fencing to the perimeter. A side pathway with gated access leads to the front of the property.



£475,000



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(82-100) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(5-11) F		
(1-4) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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