



*jordanfishwick*

1 JUNIPER RISE, MACCLESFIELD, SK10 4XT  
£369,995



# 1 JUNIPER RISE, MACCLESFIELD, SK10 4XT

A four bedroom, detached home forming part of this select development and 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. Gas fired central heating is complemented by uPVC double glazing. In brief, the accommodation comprises; entrance hall, downstairs WC, study, living room featuring an attractive coal effect gas fire and modern surround, dining room, conservatory and breakfast kitchen. To the first floor are four bedrooms, en-suite to the master, and a family bathroom. To the front of the property a driveway provides ample parking and leads to the single garage, with an attractive adjoining lawned garden with flower bed borders. A side pathway with gated access leads to the delightful enclosed Southerly facing rear garden, which is laid mainly to lawn with flagged patio/seating area, stocked flower bed borders and an additional raised gravel patio. Timber panel fencing to the perimeter.

### Location

Juniper Rise is a very pleasant and quiet cul-de-sac comprising of a small mixture of attractive homes. 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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. The local leisure centre is only a short stroll away. There are many independent and state primary schools and secondary schools and easy access to the town. 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

Leaving Macclesfield along Victoria road (passing the hospital on the left, at the roundabout turn right onto Priory Lane. Taking the second left onto Drummond Way and first right onto Juniper Rise where the property can be found on the left.

### Entrance Hallway

Stairs leading to the first floor. Coved ceiling. Laminate flooring. Radiator.

### Study 9'8 x 5'8 (2.95m x 1.73m)

Study room with uPVC double glazed window to the front aspect. Laminate flooring. uPVC double glazed window to the front and side aspects. Radiator.

### Downstairs WC

Fitted with a low level WC and vanity wash hand basin. Part tiled walls. Tiled floor. uPVC double glazed window to the front aspect. Chrome ladder style towel rail.

### Living Room 16'3 x 12'3 (4.95m x 3.73m)

Decorated in neutral colours featuring an attractive coal effect gas fire and modern surround. Coved ceiling. Double doors to the dining room. uPVC double glazed squared bay window to the front aspect overlooking the front garden. Radiator.

### Dining Room 12'4 x 9'0 (3.76m x 2.74m)

Pleasant dining room with laminate floor. Sliding double glazed patio doors opening to the conservatory. Coved ceiling. Radiator.

### Dining Kitchen 15'7 x 12'3 max (4.75m x 3.73m max)

Fitted with a range of base, wall and drawer units with 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 hob with stainless steel extractor hood over. Double Zanussi oven. Integrated fridge/freezer and dishwasher both with matching cupboard fronts. Tiled floor. Space for a washing machine. uPVC double glazed window over looking the rear garden. Under stairs storage cupboard. Radiator.

### Conservatory 11'0 x 9'3 (3.35m x 2.82m)

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

### Stairs To First Landing

Access to the loft space. Large storage cupboard house the boiler.

### Bedroom One 10'4 x 10'0 (3.15m x 3.05m)

Decorated with a uPVC double glazed window to the front aspect. Built in wardrobes with sliding doors. Radiator. Panelled door opening to the en-suite.

### En-Suite

Fitted with a walk in shower cubicle, low level WC and hand wash basin with cupboard below. Tiled floor. uPVC double glazed window to the front aspect.

### Bedroom Two 11'0 x 9'3 (3.35m x 2.82m)

Double bedroom with a uPVC double glazed window to the front aspect. Built in wardrobes with sliding doors. Radiator.

### Bedroom Three 9'1 x 8'8 (2.77m x 2.64m)

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

### Bedroom Four 8'6 x 7'10 (2.59m x 2.39m)

Single bedroom with uPVC double glazed window to the rear aspect. Radiator.

### Family Bathroom

Fitted with a white suite comprising; panelled bath, low level WC, and pedestal wash basin. Tiled floor and walls. uPVC double glazed window to the rear aspect. Recessed ceiling spotlights. Ladder style heated towel rail.

### Outside

### Garage

Garage to the front with up and over door, power and lighting.

### Driveway

A driveway to the front proving off road parking.

### Southerly Facing Garden

A delightful enclosed Southerly facing rear garden, which is laid mainly to lawn with flagged patio/seating area, stocked flower bed borders and additional raised gravel patio. Timber panel fencing to the perimeter.

### Tenure

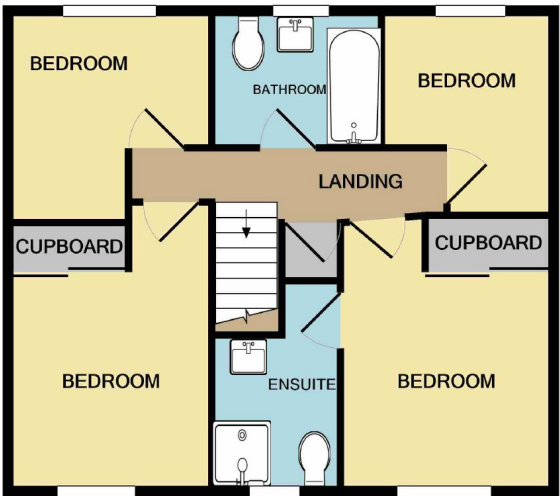
We are advised by our vendor that the property is Freehold.



£369,995



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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