



*Jordan* fishwick

14 GRITSTONE DRIVE, MACCLESFIELD, SK10 3SF

£279,000

## 14 GRITSTONE DRIVE, MACCLESFIELD, SK10 3SF

A beautifully appointed property providing spacious and versatile family accommodation over three floors, enjoying a favourable position within this select development off Victoria road. The present owners have given careful consideration to its detail and finish as to provide a perfect balance for the new owners providing a delightful home of considerable merit, ideal for family occupation. In brief the property comprises; entrance hall, shower room, utility room, bedroom three/study and access to integral garage. To the first floor is a spacious L-shaped living/dining room featuring an Italian Bering marble fire surround and upgraded kitchen with many integrated appliance's. To the second floor are two double bedrooms (master with en-suite shower room) and recently fitted stylish family bathroom. Externally, a driveway to the front provides off road parking and leads to the integral garage. To the rear is a pleasant Southerly facing garden, mainly laid to lawn with mature shrubs to the borders and patio area ideal for "Al Fresco" dining and entertaining both family and friends.

### 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

Leaving Macclesfield along Victoria Road, turn left after a short distance onto Pavilion Way and Gritstone Drive will be found on the left hand side.

### Canopy Porch

Storage/parcel cupboard. Quarry tiled floor. Front door opening to the hallway.

### Entrance Hallway

Spindled staircase leading to the upper floors. Cloaks space and small under stairs storage cupboard. Door to downstairs shower room, utility room, bedroom three/study and integral garage.

### Bedroom Three/Study 9'1 x 8'2 (2.77m x 2.49m)

Laminate floor. uPVC double glazed window to the rear aspect. Radiator.

### Downstairs Shower Room

Walk in shower enclosure with wall mounted rain shower head and hand held attachment, push button low level WC and pedestal wash basin. Extractor fan. Radiator.

### Utility 9'0 x 6'0 (2.74m x 1.83m)

Single stainless steel sink unit with mixer tap and drainer. Space for washing machine and tumble dryer. Wall mounted boiler. Door to garden.

### Stairs To First Floor Landing

uPVC double glazed window to the side aspect. Radiator. Stairs to second floor.

### L-Shape Living/Dining Room 16'10 max x 14'2 max (5.13m max x 4.32m max)

Spacious living room featuring an Italian Bering marble fire surround and laminate floor. uPVC double glazed window to the rear aspect. Ceiling coving. Two radiators. Space for a table and chairs.

### Kitchen 8'7 x 7'10 (2.62m x 2.39m)

Recently upgraded and fitted with a range of matching base and wall mounted units with work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Four ring "Neff" gas hob with oven below and "Neff" concealed extractor hood over. Integrated "Smeg" dishwasher and "Zanussi" upright fridge/freezer all with matching cupboard fronts. Tiled returns. uPVC double glazed window to the front aspect.

### Stairs To Second Floor Landing

uPVC double glazed window to the side aspect.

### Master Bedroom 11'8 x 8'6 (3.56m x 2.59m)

Decorated in neutral colours with a range of floor to ceiling wardrobes with mirrored fronts. uPVC double glazed window to the rear aspect. Radiator. Access to the loft space. (We are advised by our vendor that the property has a pull down ladder and is boarded).

### En-Suite

Walk in shower enclosure, low level WC and vanity wash basin. Extractor fan. Shaver point. Radiator. Recessed ceiling spotlights. Frosted uPVC double glazed window to the rear aspect.

### Bedroom Two 11'8 x 11'0 max (3.56m x 3.35m max)

Decorated in neutral colours with built in storage cupboard housing the hot water tank. Two further useful storage cupboards. Two uPVC double glazed windows to the front aspect. Radiator.

### Family Bathroom

Fitted with a stylish white suite comprising; panelled bath with shower fitting off the taps, push button low level WC and vanity wash basin with chrome mixer tap. Wall mounted chrome towel radiator. Part tiled walls. Extractor fan. Recessed ceiling spotlights. Frosted uPVC double glazed window to the side aspect.

### Outside

### Southerly Facing Garden

A pleasant Southerly facing garden, mainly laid to lawn with mature shrubs to the borders and patio area ideal for "Al Fresco" dining and entertaining both family and friends. Outside tap. A courtesy gate to the side with access to the front.

### Driveway

A driveway to the front provides off road parking and leads to the integral garage.

### Integral Garage 16'5 x 8'2 (5.00m x 2.49m)

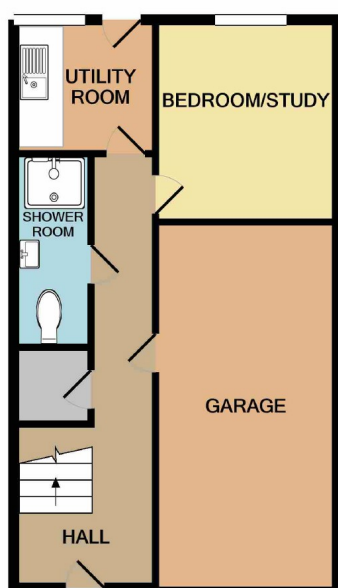
With up and over door. Power and lighting.

### Tenure

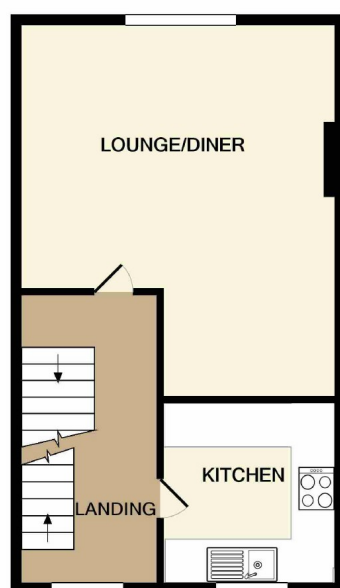
We are advised by our vendor that the property is Leasehold with 977 years left on the lease. The vendor has also advised that the ground rent is £95 per annum.



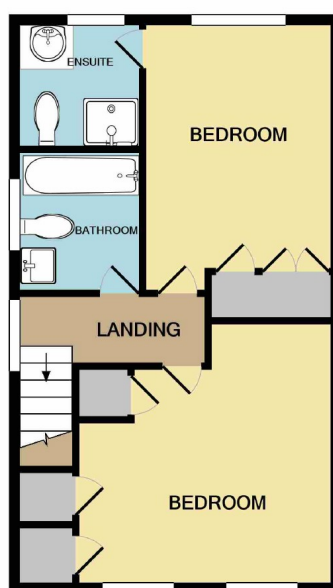
£279,000



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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