HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

19 Rydal Place, Macclesfield, SK11 7XU

19, Rydal Place, Macclesfield, Cheshire SK11 7XU

A well-presented four-bedroom detached family home, ideally positioned within easy reach of a number of highly regarded schools, including Ivy Bank Primary School, St John's, Macclesfield Academy and All Hallows Catholic College. Macclesfield town centre is also just a short drive away, providing an excellent range of shops, restaurants, everyday amenities and transport links. Offering generous and well-planned accommodation throughout, the property is presented in move-in ready condition and makes an excellent home for a growing family.

The accommodation briefly comprises an entrance porch, entrance hall, cloakroom/WC, spacious lounge, dining kitchen and integral garage to the ground floor. To the first floor, there is a principal bedroom with en-suite shower room, three further well-proportioned bedrooms and a modern family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a lawned front garden, with a block-paved driveway providing ample off-road parking and access to the integral garage. To the rear is a generous and fully enclosed garden enjoying a southerly aspect, making the most of the afternoon and evening sunshine. Overlooking the neighbouring playing fields, the garden provides an attractive and private setting for outdoor dining, entertaining and family life.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane. Proceed through two sets of traffic lights into Ivy Lane and take the next left into Valley Road. Take the first turning on the right hand side and left at the top into Rydal Place. The property can be seen on the left.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
uPVC door with double glazing inset. Recessed spotlighting. Tiled flooring. uPVC double glazed windows.

Entrance Hall
uPVC front door with glazing inset. Spindle balustrade to the staircase. uPVC double glazed window. Internal access to the garage. Double panelled radiator.

Cloakroom/W.C.
Low suite W.C. Washbasin with mixer tap. Ceiling cornice. Partially tiled walls. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Lounge
15'3 x 14'1
uPVC double glazed picture window overlooking the rear garden. Laminate flooring. Double panelled radiator.

Dining Kitchen
22'00 x 11'1 max
One and a half bowl single drainer inset sink with mixer tap and base unit below. An additional range of matching bespoke base and eye level units with contrasting work surfaces and metro tile splashbacks. Integrated Zanussi double oven. Integrated four ring Zanussi induction hob with extractor hood over. Integrated dishwasher. Space for an American style fridge/freezer. Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double glazed windows to the front and side elevations. Two double panelled radiators. uPVC sliding door to the Conservatory.

Conservatory
10'10 x 9'7
Ceiling fan. Laminate flooring. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Double panelled radiator.

Garage
16'4 x 11'00
Electric roller door. Single drainer stainless steel sink with base unit below. Plumbing for automatic washing machine. Shelving. Utility Meters. uPVC double glazed window. Power and light.

First Floor

Landing
Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator.

Bedroom One
15'3 x 14'2 max
uPVC double glazed window. Double panelled radiator.

En-suite Shower Room
Fully tiled cubicle with electric Triton shower over. Pedestal washbasin with mixer tap. Low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Recessed spotlighting. uPVC double glazed window.

Bedroom Two
15'4 x 11'00 max
Loft access. uPVC double glazed window. Double paneled radiator.

Bedroom Three
11'00 x 8'00
uPVC double glazed window. Double panelled radiator.

Bedroom Four
11'00 x 8'00
uPVC double glazed window. Double panelled radiator.

Family Bathroom
The contemporary white suite comprises a fully tiled corner cubicle with thermostatic rainfall shower and additional shower attachment over, a panelled bath with central mixer tap and hand-held shower attachment, a countertop washbasin with mixer tap and vanity storage drawers below and a low suite W.C. Airing cupboard housing the Worcester Bosch combination condensing boiler. Partially tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Heated towel rail.

Outside

Gardens
The property is set back behind a block-paved driveway providing off-road parking for up to four vehicles, together with access to the garage. Adjacent is a neatly maintained lawn bordered by mature hedging and fencing. To the rear, the fully enclosed garden is a good size and features a stone-flagged patio and well-maintained lawn, providing an excellent setting for outdoor dining, entertaining or simply relaxing. A timber garden shed provides useful additional storage.

Tenure
Leasehold - A term of 999 years from 1967. There is an annual ground rent of £16.00.

£460,000

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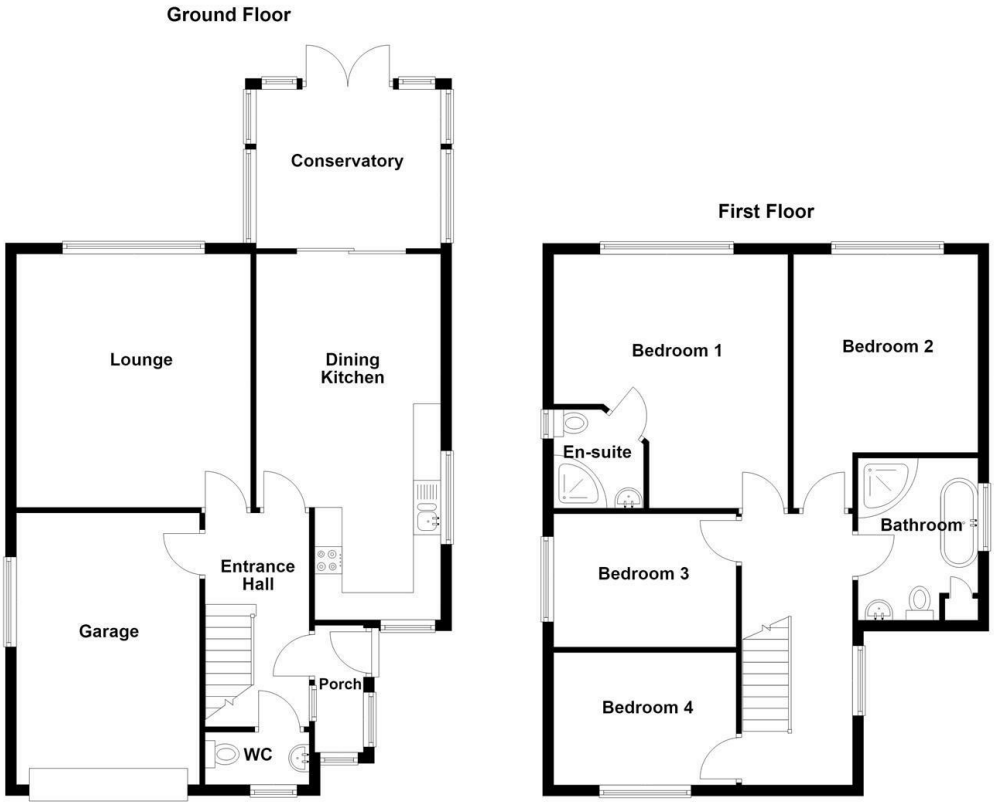

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