





9, Fairview Road, Macclesfield, Cheshire SK11 8NZ

This attractive three-bedroom detached home offers spacious, well-appointed accommodation in a highly desirable and convenient location, ideal for family living. The property is within easy walking distance of highly regarded schools and local amenities, with Macclesfield town centre and the railway station just a short drive away.

The ground floor features an entrance vestibule leading to a hallway, a well-proportioned lounge, a breakfast kitchen, utility room, ground floor W.C., and a bright conservatory enjoying views over the rear garden. To the first floor are three generous bedrooms, a modern family bathroom, and a separate W.C. The home is further enhanced by gas central heating and uPVC double glazing throughout.

Externally, the property is set back behind a driveway providing ample off-road parking and access to a garage. The front garden is thoughtfully landscaped, creating an attractive first impression. To the rear, the beautifully maintained garden offers a private and peaceful setting, with a lawn, multiple patio areas, and mature planting, perfect for both relaxing and entertaining.

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.

From the town centre proceed along Park Lane to the traffic lights at the Flower Pot public house. Continue across the lights into Ivy Lane taking the second left into Valley Road and second left again into Fairview Road. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Vestibule

Composite front door with glazing inset. Wall-light point.

Inner Hallway

Handrail to the staircase. Ceiling cornice. Understairs storage cupboard with shelving. uPVC double glazed window.

Lounge

22'03 x 11'05

Living flame effect electric fire set within an attractive feature fireplace. Ceiling cornice. uPVC double glazed window. Double panelled radiator. uPVC sliding door to the Conservatory.

Conservatory

10'03 x 9'10

Ceiling fan. uPVC double glazed windows. uPVC double doors opening onto the rear garden.

Breakfast Kitchen

10'10 x 10'06

One and a half bowl composite sink with stainless steel mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated Neff double oven. Integrated Neff four ring gas hob with extractor hood over. Integrated Bosch washing machine. Integrated fridge. Ceiling cornice. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Utility

7'10 x 7'11 I-shaped

Stainless steel sink with mixer tap and base unit below. An additional range of base level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a fridge/freezer. Wall-mounted Worcester Bosch combination condensing boiler. Tiled flooring. uPVC double glazed window. uPVC door opening onto the rear garden.

W.C.

Low suite W.C. Extractor fan. Tiled flooring.

First Floor

Landing

Handrail to the staircase. Loft access. uPVC double glazed window.

Bedroom One

16'05 x 11'04 max

Fitted wardrobes to the eaves. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'06 x 10'03

Floor to ceiling fitted wardrobes with integral lighting. Storage cupboard to the eaves. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'05 x 8'00 max

Floor to ceiling fitted wardrobes. Storage cupboard to the eaves. uPVC double glazed window. Double panelled radiator.

Bathroom

26'2"3'3" x 22'11"32'9"

The modern suite comprises a panelled bath with mixer tap and electric shower over, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted cupboard. Electric shaver point. Airing cupboard with shelving. Ceiling cornice. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

W.C.

Low suite W.C. Ceiling cornice. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Outside

Garage

14'06 x 7'11

Up and over door.

Gardens

The property is set back behind a tarmac driveway that leads to the garage, with a mature and well-established garden adjoining. The enclosed rear garden is attractively designed and carefully maintained, offering a delightful outdoor setting. It features a paved patio seating area, a neat lawn framed by mature herbaceous borders and established trees and an additional patio space positioned at the far end. This is a charming and versatile garden, ideal for both unwinding and entertaining.

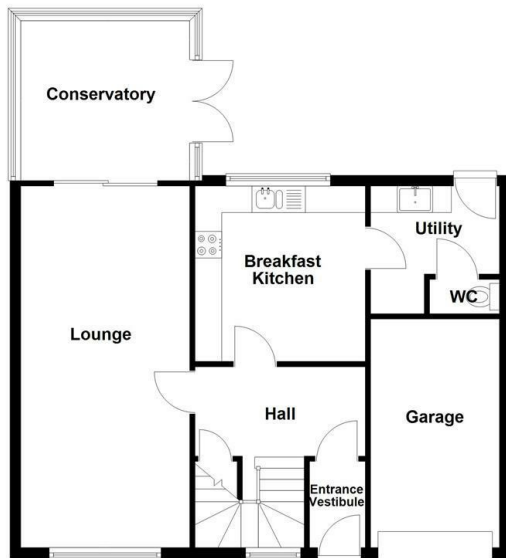
Tenure

Freehold.

£425,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

