





20, Higher Fence Road, Macclesfield, Cheshire SK10 1PY

Occupying a highly sought-after position on a quiet residential road at the foothills of the Peak District, this attractive bay-fronted semi-detached home perfectly combines the convenience of town living with immediate access to open countryside. The property is within comfortable walking distance of the town centre, yet only moments from the rolling landscapes that surround Macclesfield. The nearby Macclesfield Canal is just a short stroll away, offering picturesque towpath walks stretching for miles and linking to some of the area's most scenic rural routes.

The accommodation has been thoughtfully extended and improved over the years to provide well-proportioned living space, presented in very good order throughout. The ground floor comprises an entrance hall, a bright bay-fronted lounge, a spacious open-plan dining kitchen ideal for modern family life, together with a utility room and a separate W.C. To the first floor, the principal bedroom enjoys the benefit of a contemporary en-suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set behind a generous driveway providing ample off-road parking, complemented by raised beds and mature hedging which enhance privacy and kerb appeal. To the rear, the fully enclosed garden features fence-panelled borders and is predominantly laid to lawn, creating a versatile outdoor space ideal for families, entertaining, and relaxation.

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, on 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 the Hurdsfield Road. Take the fifth turning on the right hand side into Higher Fence Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with glazing inset. Meter cupboard. Handrail to the staircase. Tiled flooring. Double panelled radiator.

Lounge

15'10 to the bay x 15'03 max

Living flame gas fire set within a feature Cheshire brick fireplace with oak timber mantels. Picture rail. uPVC double glazed window to the bay. Double panelled radiator.

Dining Kitchen

19'07 x 18'07 max

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Matching kitchen island unit with cupboards integrated fridge and pull-out wine rack. Integrated double oven. Integrated five ring gas hob and extractor hood with spotlighting over. Integrated dishwasher. Understairs storage cupboard housing the Worcester Bosch combination condensing boiler. Tiled flooring. uPVC double glazed windows to two elevations. Vertical chrome heated radiator.

Utility Room

6'02 x 5'02

A range of base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a freezer. uPVC double glazed window. uPVC door opening at the side elevation.

W.C.

Low suite W.C. Pedestal washbasin with tiled splashback. uPVC double glazed window. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Two uPVC double glazed windows.



Bedroom One

13'10 x 11'02

Laminate flooring. uPVC double glazed window. Single panelled radiator.

En-suite Shower Room

The modern suite comprises a fully tiled cubicle with thermostatic shower over, a low suite W.C. and a pedestal washbasin with mixer tap. Extractor fan. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

Bedroom Two

15'02 x 11'07

Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

Bedroom Three

10'08 max x 7'03

Fitted wardrobe. Loft access. uPVC double glazed window. Double panelled radiator.

Family Bathroom

The white suite comprises a panelled bath with mixer tap, a fully tiled cubicle with thermostatic shower over, a combined sink and W.C. vanity unit with storage. Wall-mounted mirror fronted bathroom cabinet. Recessed spotlighting. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is approached via a sweeping gravel driveway, offering ample off-street parking and framed by attractive stone-built planted borders that create an appealing first impression. To the rear, the fully enclosed garden features a stone-flagged patio along with a raised lawned area complemented by planted borders.

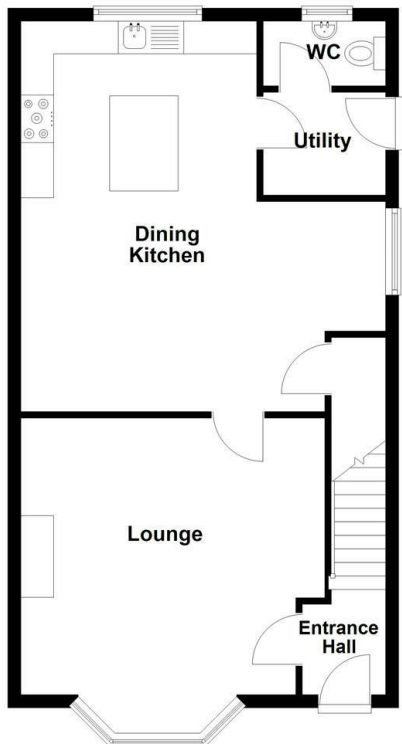
Tenure

Freehold.

£375,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





