





## 1, Box Tree Mews, Macclesfield, Cheshire SK11 8QY

Situated on a generous corner plot within one of Macclesfield's most sought-after residential areas, this impressive four-bedroom detached family home offers spacious and versatile accommodation. The property is ideally positioned within walking distance of highly regarded primary and secondary schools, making it an outstanding choice for families. A range of everyday amenities are close at hand, while the vibrant centre of Macclesfield is just a short drive away, offering an array of shops, restaurants and convenient transport links.

The well-planned accommodation comprises an entrance hall, cloakroom/W.C., lounge, separate dining room and a well-appointed kitchen. To the first floor, the principal bedroom benefits from its own en-suite shower room, while three further well-proportioned bedrooms are served by a family bathroom. The home also benefits from gas-fired central heating and recently upgraded uPVC double glazing throughout.

Externally, the property truly excels. The generous rear garden is predominantly laid to lawn and fully enclosed by fenced borders providing a safe and private environment ideal for families. An attractive stone-flagged patio extends around to the side of the property, flowing into a gravelled area that provides versatile additional space, ideal for extra seating, outdoor dining, or further garden development, perfect for enjoying the warmer months.

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 Cumberland Street to the Chester roundabout. Take the third exit and the first left turn into Ivy Road. Box Tree Mews is the third turning on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Spindle balustrade to the staircase. Understairs storage cupboard. Single panelled radiator.

### W.C.

Low suite W.C. Washbasin with mixer tap and tiled splashback. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

### Lounge

14'2 x 11'0

Ceiling cornice. uPVC double glazed window to the bay. Single panelled radiator. Open way through to the Dining Room.

### Dining Room

11'3 x 10'6

Ceiling cornice. Sliding patio doors opening onto the rear garden.

### Kitchen

15'8 x 9'3

One and a half bowl sink stainless steel under mount unit with mixer tap and base unit below. An additional range of matching base and eye level high gloss units with quartz work surfaces and splashbacks. Integrated Neff double oven. Integrated Neff five ring gas hob and extractor hood with spotlighting over. Integrated dishwasher. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge/freezer. Recessed spotlighting. Two uPVC double glazed windows. Vertical radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Airing cupboard housing the hot water cylinder. Access to a partially boarded loft. Double glazed window.

### Bedroom One

11'11 to the wardrobes x 10'5

Floor to ceiling sliding mirror fronted wardrobes. uPVC double glazed window. Single panelled radiator.

#### **En-suite Shower Room**

The suite comprises a fully tiled corner cubicle with thermostatic shower over, a low suite W.C. and washbasin with mixer tap. Illuminated mirror. Extractor fan. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

#### **Bedroom Two**

10'7 x 10'0

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

11'3 x 9'2 max

Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

7'3 x 7'2

uPVC double glazed window. Single panelled radiator.

#### **Family Bathroom**

The white suite comprises a panelled bath with central mixer tap and hand-held shower attachment, a low suite W.C. and a washbasin with mixer tap. Built-in storage cupboard. Recessed spotlighting. Extractor fan. Partially tiled walls. uPVC double glazed window. Vertical heated towel rail.

#### **Outside**

##### **Garage**

18'6 x 8'9

Accessed via an electric roller door as well as a uPVC door opening at the side. Power, light and water supply. Location of the Worcester Bosch central heating and domestic hot water boiler.

##### **Gardens**

The property sits behind a lawned front garden adjacent to which is a block-paved driveway providing off-road parking and access to the garage. The fully enclosed rear garden features a stone-flagged patio that extends around to the side of the property, bordered by a garden wall and offering versatile outdoor space. Steps lead up to a generously sized lawn, creating a well-balanced and practical garden ideal for relaxing and entertaining. Included within the sale is a timber garden shed, providing excellent additional storage for garden tools and outdoor equipment.

**£485,000**

HOLDEN & PRESCOTT





