





## 93, Dalesford Crescent, Macclesfield, Cheshire SK10 3LE

Situated within a highly desirable residential area of Macclesfield, this spacious four-bedroom semi-detached home presents an excellent opportunity for purchasers seeking a well-located property with exciting scope to modernise and add value. Enjoying a pleasant position close to local shops and everyday amenities, and just a short drive from the town centre, the home has been well maintained over the years and now offers the perfect canvas for updating to suit individual tastes.

The well-proportioned accommodation briefly comprises an entrance hall, a comfortable lounge, a separate dining room and a fitted kitchen to the ground floor. To the first floor are four generously sized bedrooms, served by a family bathroom and a separate W.C.,. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set behind a neatly tended lawn, enclosed by an attractive stone-built garden wall. A flagged driveway to the side provides off-road parking for two vehicles and leads to the attached garage. To the rear, the fully enclosed garden offers a wonderful outdoor space, featuring a stone-flagged patio seating area, an additional gravelled seating space, a substantial well-maintained lawn, raised timber planting beds, and mature borders. A greenhouse is also included within the sale.

Combining generous living space, a sought-after location and clear potential for enhancement, this property represents a superb opportunity to create a fantastic family home.

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 Chester Road and take the last exit at the Broken Cross roundabout into Fallibroome Road. Take the next turning on the right into Dalesford Crescent. Bear right and the property can be found on the right hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Handrail to the staircase. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

### Lounge

1503 x 11'08 max

Feature marble fireplace with living flame electric fire. Ceiling cornice. Wall light points. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

### Dining Room

10'00 x 9'01

Exposed ceiling timber. Laminate flooring. uPVC sliding patio doors to the rear garden. Single panelled radiator.

### Kitchen

9'00 x 7'11

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Plumbing for dishwasher. Space for a fridge/freezer. Recessed spotlighting. uPVC double glazed window. Door to the Garage/Utility.

### Garage/Utility

22'00 x 11'04

Accessed via both and up and over door and a composite door. Power and light. Plumbing for automatic washing machine. Space for a tumble dryer. Fitted shelving and cupboards. The Worcester Bosch combination condensing boiler. uPVC double glazed window. uPVC door to the rear garden. Single panelled radiator.

## First Floor

### Landing

Handrail and spindle balustrade to the staircase. Ceiling cornice. Airing cupboard. Loft access. uPVC double glazed window. Single panelled radiator.



#### **Bedroom One**

12'09 reducing to 10'08 x 11'03

Ceiling cornice. Internal opaque window. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Two**

11'07 x 10'08

Floor to ceiling fitted wardrobes with matching dressing table. Fitted bedside shelving. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

10'04 x 8'10

Floor to ceiling fitted wardrobes with bed recess. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

8'05 x 8'02

Ceiling cornice. Fitted cupboard. uPVC double glazed window. Single panelled radiator.

#### **Bathroom Room**

The suite comprises a panelled bath with mixer tap, a washbasin with mixer tap set within a tiled vanity unit with storage below and a bidet. Ceiling cornice. Extractor fan. uPVC double glazed window. Two single panelled radiators.

#### **W.C.**

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

#### **Outside**

##### **Gardens**

The property is set behind a neat lawn enclosed within a stone built garden wall and adjoining is flagged driveway providing off-road parking for two vehicles and access to the garage. The garden to the rear is fully enclosed within fence panel borders and includes stone flagged patio seating area, a further gravelled seating area, a large well-maintained lawn, raised wooden beds and mature planting. Included within the sale is a greenhouse.

##### **Tenure**

Leasehold - At term of 999 years that began in 1960. There is an annual ground rent of £9.00.

**£325,000**

HOLDEN & PRESCOTT





