HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

51, Victoria Road, Macclesfield, Cheshire, SK10

51 Victoria Road, Macclesfield, Cheshire SK10 3JA

A substantial, elegant Victorian semi-detached residence occupying a highly desirable and convenient position, just a short stroll from Macclesfield town centre and the expansive open spaces of West Park. This impressive period home offers beautifully proportioned accommodation throughout, characterised by high ceilings, generous room sizes and a wealth of original architectural features that combine to create a wonderful family home of considerable charm and character.

The ground floor accommodation comprises a porch, impressive entrance hall, cloakroom/W.C., bay-fronted lounge, sitting room, dining kitchen and utility room. To the first floor are a magnificent bay-fronted principal bedroom, two further double bedrooms and an additional bay-fronted bedroom, equally suited as a study. The second floor offers highly versatile accommodation, including a spacious reception room, three further double bedrooms and a shower room. Exposed ceiling beams and Velux windows enhance these characterful spaces, while extensive storage is provided throughout, including a useful cellar and generous eaves storage.

Externally, the property is set behind a neatly maintained front lawn with established hedged borders, creating an attractive first impression. A tarmacadam driveway extends along the side of the property, providing ample off-road parking and leading to a single garage. The rear garden is a particular highlight, having been thoughtfully landscaped to provide an exceptional outdoor space for both entertaining and family enjoyment. It features a generous stone-flagged patio, an expansive lawn, and a selection of mature trees that create attractive shaded seating areas, perfect for relaxing during the warmer months. Further practical benefits include the original outside W.C. and former coal store offering useful additional storage.

Rarely available, this substantial and characterful property offers exceptional space, period charm and a highly convenient location.

HOLDEN & PRESCOTT

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

51 Victoria Road, Macclesfield, Cheshire SK10 3JA

Ground Floor

Porch
Solid oak front door with glazing inset. Ceiling coving. Dado rail. Deep skirting boards. Tiled flooring. Inner oak door with glazing inset to the Entrance Hall.

Entrance Hall
Ceiling coving. Dado rail. Original moulded ceiling arch. Deep skirting boards. Original Victorian floor tiles. Staircase with spindle balustrade. Timber framed single glazed window. Double panelled radiator.

W.C.
Low suite W.C. Washbasin with tiled splashbacks. Extractor fan. Cupboard housing the hot water cylinder. Deep skirting boards. Tiled flooring.

Lounge
16'8 to the bay x 14'5
Multi-fuel stove set within a feature fireplace with tiled hearth. Ceiling coving. Ceiling rose. Dado rail. Wall light points. Deep skirting boards. Pine flooring. uPVC double glazed windows to the bay. Double panelled radiator.

Sitting Room
15'00 x 13'6
Multi-fuel stove set within a feature fireplace. Ceiling coving. Picture rail. Pine flooring. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

51 Victoria Road, Macclesfield, Cheshire SK10 3JA

Dining Kitchen
30'1 x 13'10 reducing to 9'7
Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting woodblock work surfaces and tiled splashbacks. Exposed brick and tile chimney recess with timber mantel housing the Aga cooker. Integrated four ring gas hob. Integrated Hotpoint double oven. Integrated fridge. Plumbing for dishwasher. Pantry style cupboard to the chimney recess. Recessed spotlighting. Deep skirting boards. Parquet flooring. uPVC double glazed window.

Dining/family area: Gas stove set within a tiled recessed fireplace. Book shelving to the chimney recess. Deep skirting boards. Tiled flooring. uPVC double glazed window. uPVC sliding door to the rear garden. Enclosed stairwell to the cellar. Single panelled radiator.

Utility
13'8 x 5'10
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting woodblock work surfaces and tiled splashbacks. Plumbing for washing machine. Space for tumble dryer. Space for chest freezer. Wall-mounted Mikrofill central heating and domestic hot water boiler. Deep skirting boards. Timber framed single glazed windows. Timber stable door opening onto the garden. Double panelled radiator.

Cellar
9'11 x 6'8
Stone steps with handrail. Lighting installed. Shelving. Single glazed window.

First Floor

Landing
Spindle balustrade to the staircase. Ceiling coving. Dado rail. Enclosed staircase to the second floor. Wall light points. Deep skirting boards. Timber framed single glazed sash window.

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

51 Victoria Road, Macclesfield, Cheshire SK10 3JA

Bedroom One
16'8 to the bay x 14'00
Original Victorian cast iron fireplace with tiled hearth. Shelving to the chimney recess. Ceiling coving. Ceiling rose. Deep skirting boards. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two
15'1 x 13'5
Original Victorian cast iron fireplace with tiled hearth. Ceiling coving. Picture rail. Deep skirting boards. Two uPVC double glazed windows. Double panelled radiator.

Bedroom Three
13'10 x 10'11
Original Victorian cast iron fireplace. Built-in storage cupboard. Shelving to the chimney recess. Ceiling coving. Deep skirting boards. uPVC double glazed window. Single panelled radiator.

Bedroom Seven/Study
12'6 to the bay x 9'11
Original Victorian cast iron fireplace with tiled hearth. Shelving to the chimney recess. Ceiling coving. Deep skirting boards. Timber framed double glazed windows to the bay. Single panelled radiator.

Bathroom
Fully tiled cubicle with thermostatic shower over. Free-standing bath with clawed feet, central mixer tap and hand-held shower attachment. Pedestal washbasin with tiled splashbacks. High suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Deep skirting boards. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Second Floor

Reception Room
15'1 x 12'1
Spindle balustrade to the staircase. Eaves storage. Deep skirting boards. Exposed timber ceiling beams. Downlighting. Base level unit with stainless steel sink, mixer tap and woodblock work surfaces with tiled splashbacks. Integrated fridge. Loft access. Recessed spotlighting. Velux window. Single panelled radiator.

Bedroom Four
14'3 x 14'00
Original Victorian cast iron fireplace. Vaulted ceiling. Exposed timber ceiling beams. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Bedroom Five
14'2 x 13'10 reducing to 11'2
Original Victorian cast iron fireplace. Shelving to the chimney recess. Vaulted ceiling. Exposed timber ceiling beams. Deep skirting boards. Velux window. uPVC double glazed window. Double panelled radiator.

Bedroom Six
15'2 x 10'7
Original Victorian cast iron fireplace. Exposed timber ceiling beams. uPVC double glazed shaped window. Deep skirting boards. Double panelled radiator.

Shower Room
Fully tiled cubicle with thermostatic shower over. Washbasin with mixer tap and tiled splashback. Low suite W.C. Exposed timber ceiling beams. Recessed spotlighting. Partially tiled walls. Dado rail. Deep skirting boards. Tiled flooring. Velux window. Chrome heated towel rail.

Outside

Gardens
The property is approached via a tarmacadam driveway providing ample off-road parking and access to the garage. Adjacent is an attractive lawned garden framed by hedged borders and a variety of mature planting. The fully enclosed gardens to the rear have been attractively landscaped and feature a stone-flagged patio and a manicured lawn enhanced by established trees and shrubs. Additionally, there is plenty of outside storage such as the old coal store and a separate brick built W.C. A timber built Summerhouse is included within the sale.

Garage
16'6 x 7'9
Wooden double doors. Light. A partitioned space has been created at the far end of the garage for purposes of storage.

£845,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

HOLLY

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 **W:** www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk