





## 37, Wightman Avenue, Macclesfield, Cheshire SK10 3GT

Situated within the highly sought-after Kings Quarter development by Bellway Homes, this superb detached family home enjoys a prime position in one of Macclesfield's most desirable leafy districts. Ideally located within walking distance of the town centre, train station, and the scenic Bollin Valley, the property offers an outstanding blend of modern family living and everyday convenience.

Lovingly maintained by the current owners since new, the home provides spacious, well-appointed accommodation arranged over two floors. The ground floor briefly comprises a welcoming entrance hall, a generous living room, and an impressive open-plan dining kitchen/family room, ideal for both everyday living and entertaining. A separate utility room, downstairs WC, and integral garage complete the ground floor accommodation.

To the first floor, the principal bedroom benefits from a contemporary en-suite shower room, while three 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, a driveway provides off-road parking and access to the integral garage. To the rear, the fully enclosed garden is mainly laid to lawn and complemented by a patio seating area, creating an ideal space for families, outdoor dining, and summer 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.

Proceed out of Macclesfield along Cumberland Street turning right at the roundabout (Sainsburys) into Westminster Road. Wightman Avenue can be found on the right hand side.

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

## **Ground Floor**

### **Covered Porch**

Courtesy light.

### **Entrance Hall**

Composite front door with glazing inset. Spindle ballustrade to the staircase. Understairs storage cupboards. LVT laminate flooring. Internal access to the garage. Double panelled radiator.

### **Lounge**

21'9 to the bay x 11'6

uPVC double glazed windows to the bay. Double paneled radiators.

### **Dining Kitchen/Family Room**

22'2 x 10'11

One and a half bowl single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with integral lighting and contrasting work surfaces and tiled splashbacks. Integrated AEG double oven. Integrated four ring Zanussi induction hob with extractor hood over. Integrated fridge freezer. Integrated AEG dishwasher. LVT laminate flooring. uPVC double glazed windows. Double paneled radiator. uPVC double doors opening onto the rear garden.

### **Utility Room**

5'9 x 4'2

Built-in work surface. Plumbing for washing machine. Space for tumble dryer. LVT laminate flooring. Extractor fan. uPVC double glazed window. Double panelled radiator.

### **W.C**

Washbasin with mixer tap and tiled splashback. Low-suite W.C with concealed cistern. LVT laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Garage**

19'11 x 8'7

Up and over door. Power and light. Wall-mounted Ideal domestic heating and hot water boiler.

## **First Floor**

### **Landing**

Spindle balustrade to the staircase. Loft access. Airing cupboard housing the hot water cylinder. Double panelled radiator.

#### **Bedroom One**

16'9 x 11'6

Fitted floor to ceiling wardrobes. uPVC double glazed window. Double panelled radiator.

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

The white suite comprises a fully tiled shower cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and a low-suite W.C with concealed cistern. Extractor fan. Downlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Bedroom Two**

13'5 x 11'6

uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

14'3 x 8'9

Built-in storage cupboard. Built-in shelving. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Four**

13'5 x 8'4 max

uPVC double glazed window. Double panelled radiator.

#### **Family Bathroom**

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a washbasin with mixer tap and a low-suite W.C. with concealed cistern. Extractor fan. Downlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

The property is set back behind a tarmac driveway allowing off-road parking and access to the garage and adjacent is also a well-maintained lawned garden with hedged borders. To the rear, the fully enclosed garden is primarily laid to lawn with a full-width stone flagged patio and well-stocked flower beds.

##### **Tenure**

Freehold. There is an annual management fee of £157.61. This is subject to annual review by the management company.

**£530,000**

**HOLDEN & PRESCOTT**





