HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

13 Beech Grove, Macclesfield, SK11 7JU





13, Beech Grove, Macclesfield, Cheshire SK11 7JU

Occupying a prime position within a highly sought-after cul-de-sac and set on a substantial corner plot, this exceptional four-bedroom end-terrace home has been beautifully renovated throughout to provide stylish and spacious family accommodation. Boasting stunning open views across the picturesque Macclesfield Canal, the property perfectly blends contemporary design with versatile living space.

The accommodation briefly comprises an entrance vestibule, a bay-fronted lounge and a superb open-plan breakfast kitchen with dining and family area, featuring tri-fold doors that open seamlessly onto the rear garden, ideal for modern family living and entertaining. Further benefits to the ground floor include a utility room and downstairs WC.

To the first floor, the impressive principal bedroom enjoys a Juliet balcony with delightful canal views, together with a contemporary en-suite bathroom. There are three further generously sized bedrooms and a stylish family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a tarmacadam driveway providing off-road parking. The rear gardens are a particular highlight, offering an impressive outdoor space with a superb open aspect overlooking the canal. In addition, a brick-built outhouse with power and lighting provides an excellent opportunity for use as a workshop, garden office, gym or hobby room.

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 a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield towards Leek on the A523 (Cross Street). At the traffic lights turn left, signposted Sutton & Langley into Byrons Lane. Proceed along Byrons lane taking the second turning on the left into Laburnum Road and left again into Beech Grove.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch

Entrance Vestibule
uPVC front door with glazing inset. Handrail to staircase. Double panelled radiator.

Lounge
15'2 to the bay x 12'3
Cast-iron fireplace with stone hearth. Picture rail. uPVC double glazed window to the bay. Double panelled radiator.

Dining Room/Family Room
15'8 x 10'7
Understairs storage cupboard with courtesy light. Recessed spotlighting. Tiled flooring. uPVC French doors opening onto the rear garden. Open way through to the Breakfast/Kitchen.

Breakfast/Kitchen
14'5 x 14'00
Single drainer stainless steel inset sink with extendable mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting quartz work surfaces extending to a peninsular breakfast bar. Integrated appliances included a five ring induction hob, Neff double oven, Hotpoint microwave, Proline dishwasher and fridge/freezer. Recessed spotlighting. Extractor fan. Tiled flooring. uPVC double glazed window. Contemporary vertical radiator. uPVC double doors and uPVC double glazed bi-folding doors opening onto the rear garden.

Utility
6'2 x 5'9
Stainless steel inset sink with extendable mixer tap and base unit below. An additional range of base level units with contrasting work surfaces. Plumbing for automatic washing machine. Wall-mounted Vaillant combination condensing boiler. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Door opening to the side elevation. Anthracite grey vertical heated towel rail.

W.C.
Low suite W.C. Washbasin with mixer tap, tiled splashback and vanity storage cupboard below. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Anthracite grey vertical heated towel rail.

First Floor

Landing
Handrail to the staircase. Access to a fully boarded and insulated loft. Recessed spotlighting.

Bedroom One
14'6 x 12'10 to the wardrobes
A range of fitted mirror-fronted wardrobes. Access to a fully boarded and insulated loft. Recessed spotlighting. Velux windows. uPVC double glazed bi-fold doors opening onto a Juliet balcony. Contemporary anthracite grey vertical radiator.

En-suite Bathroom
The suite comprises a P-shaped panelled bath with mixer tap and thermotatic shower and additional shower attachment over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Electric shaver point. Extractor fan. Contemporary wood effect slat wall panels. Tiled flooring. uPVC double glazed window. Anthracite grey vertical heated towel rail.

Bedroom Two
12'7 x 8'5 max
Cast-iron fireplace. uPVC double glazed window. Double panelled radiator.

Bedroom Three
10'10 x 8'5 max
Cast-iron fireplace. uPVC double glazed window. Double panelled radiator.

Bedroom Four
9'1 x 6'11
uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer and thermostatic rainfall shower and additional shower attachment over, a pedestal washbasin with mixer tap and tiled splashbacks and a low suite W.C. Wall-mounted mirror with shaver light. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
To the front of the property, a tarmac driveway provides ample off-road parking. To the rear, the attractively landscaped gardens feature an Indian stone patio with steps leading to well-maintained lawns. The garden also enjoys a lovely outlook over a picturesque stretch of the Macclesfield Canal.

Please note: The area of garden backing directly onto the canal is owned by the Canal and Waterways Trust.

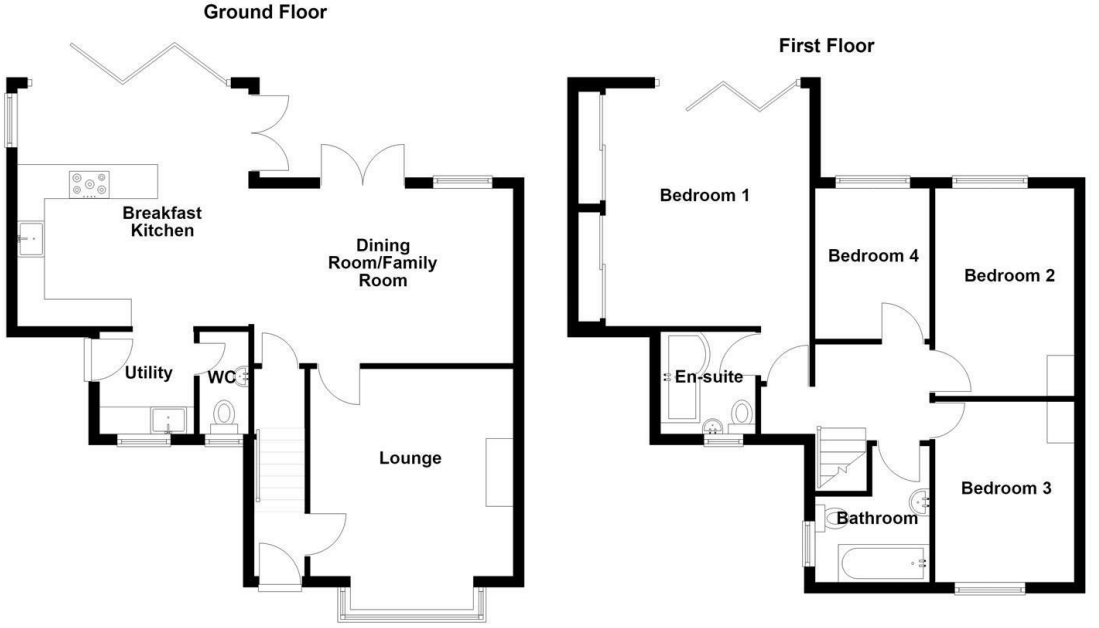
Outhouse
uPVC double glazed doors. uPVC double glazed window. Power and light.

Tenure
Freehold

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£448,500

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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

