





13, Woburn Close, Macclesfield, Cheshire SK10 3AS

Situated in a highly convenient location just outside Macclesfield town centre, this well-proportioned three-bedroom end-terrace home occupies an excellent position within easy reach of local shops and the popular West Park.

Offering spacious and versatile accommodation throughout, the property briefly comprises an entrance porch, a bay-fronted lounge, separate family room, dining room, and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, all served by a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set back behind a generous front garden, providing an attractive approach. To the rear is a fully enclosed, low-maintenance flagged garden, ideal for outdoor dining, entertaining, or relaxing.

This excellent home is well suited to first-time buyers, growing families, or investors seeking a property in a well-established and conveniently located residential area.

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, on 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 into Westminster Road. Take the second turning on the right hand side into Abbey Road and the second turning again on the left into Woburn close.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC door with glazing inset. Tiled flooring. uPVC double glazed windows. uPVC inner door to the Hallway.

Entrance Hall

Handrail and spindle balustrade to the staircase. Understairs storage cupboard. Meter cupboard. Ceiling cornice. Double panelled radiator.

Lounge

13'10 x 12'3

Living flame gas fire set within a feature marble fireplace. Ceiling cornice. Wall light points. uPVC double glazed window to the bay. Double panelled radiator. Openway through to the Family Room.

Family Room

9'11 x 9'1

Ceiling cornice. Wall light points. Double doors to the Dining Room.

Dining Room

9'00 x 7'10

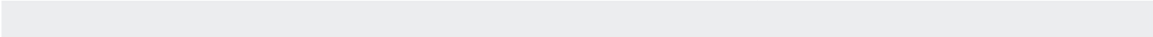
Ceiling cornice. Wall light points. uPVC double patio doors opening onto the garden. Double panelled radiator.

Kitchen

19'11 x 8'9

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting works surfaces and tiled splashbacks. Integrated double oven. Integrated four ring induction hob with extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Space for a tumble dryer. Space for an American style fridge/freezer. uPVC double glazed window. uPVC door to the rear garden. Single panelled radiator.

First Floor



Landing

Handrail and spindle balustrade to the stairase. Ceiling cornice. Airing cupboard housing the Worcester Bosch combination condensing boiler. Loft access. uPVC double glazed window.

Bedroom One

12'9 x 12'00

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

Bedroom Two

12'2 max x 11'00

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

Bedroom Three

9'9 x 7'4 max

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

Bathroom

The suite comprises a panelled bath with mixer tap and hand-held shower attachment, a fully tiled corner cubicle with thermostatic shower over, a washbasin with mixer tap and a low suite W.C. Ceiling cornice. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed windows to two elevations. Vertical heated towel rail.

Outside

Gardens

The property is set back behind a paved and walled front garden, while to the rear is a further paved, low-maintenance garden, fully enclosed by walled boundaries and accessed via a wooden gate at the rear. This provides a pleasant and private outdoor space, ideal for ease of maintenance and everyday enjoyment.

Tenure

Freehold

£265,000

HOLDEN & PRESCOTT

