HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

162a Chester Road, Macclesfield, SK11 8PT




THIS MUST BE THE PLACE
DO A LITTLE DANCE
THAT SOUNDS LIKE A TOMORROW PROBLEM

162a, Chester Road, Macclesfield, Cheshire SK11 8PT

A beautifully presented and spacious four-bedroom detached family home, occupying an impressive plot in a highly desirable location. Ideally positioned within easy reach of excellent local primary and secondary schools, Macclesfield town centre and the railway station, both of which are approximately a fifteen-minute walk away.

The well-designed accommodation offers an entrance porch, lounge featuring an attractive log burner, a generous dining kitchen ideal for family living and entertaining and a convenient ground floor WC. To the first floor, there are four well-proportioned bedrooms along with a contemporary family bathroom. The property also benefits from gas central heating and uPVC double glazing throughout.

Externally, the home is approached via a driveway providing ample off-road parking and access to a garage offering additional parking or storage space. The standout feature of this wonderful property is the exceptional rear garden, providing a private and peaceful setting perfect for outdoor entertaining, family activities and enjoying the changing seasons. The beautifully established garden offers a variety of colour and interest throughout the year, with a magnificent white magnolia tree creating a stunning focal point overlooking the patio area.

This is a fantastic opportunity to acquire a substantial family home with attractive gardens, generous living space and a convenient location close to the amenities and transport links of sought-after Macclesfield.

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 in a westerly direction towards Knutsford along the A537. The property can be found on the right hand side before the roundabout.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
Courtesy light. Composite front door with glazing inset. uPVC double glazed windows. Tiled flooring. Hardwood inner front door with glazing inset.

Lounge
18'00 x 12'11
Gas log burner set within a recessed fireplace with mantel and marble hearth. Handrail and spindle balustrade to the staircase. T.V. aerial point. uPVC double glazed windows to the bay. Two double panelled radiators. Open way through to the Dining Kitchen.

Dining Kitchen
23'2 x 9'4
One and a half bowl ceramic sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Space for a range style cooker with extractor hood over. Integrated dishwasher. Integrated fridge. uPVC double glazed window. uPVC French doors opening onto the rear garden. Double panelled radiator.

Rear Porch
Tiled flooring. uPVC door with glazing inset opening onto the rear garden.

W.C.
Low suite W.C. Washbasin with mixer tap and tiled splashback. Wall-mounted Logic combination condensing boiler. Extractor fan. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Garage
17'4 x 8'3
Up and over door. Power and light. Plumbing for automatic washing machine. Space for tumble dryer. Space for an American style fridge/freezer. uPVC double glazed window.

First Floor

Landing
Spindle balustrade to the staircase. Access to a partially boarded loft. Airing cupboard. uPVC double glazed window.

Bedroom One
14'4 x 11'2
uPVC double glazed window. Double panelled radiator.

Bedroom Two
12'00 x 10'6
uPVC double glazed window. Double panelled radiator.

Bedroom Three
11'7 x 9'5
uPVC double glazed window. Double panelled radiator.

Bedroom Four
8'9 x 6'7
uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a fully tiled corner cubicle with thermostatic rainfall shower over, a panelled bath with mixer tap and additional shower attachment, a washbasin with mixer tap, tiled splashback and vanity storage drawers below and a low suite W.C. Recessed spotlighting. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

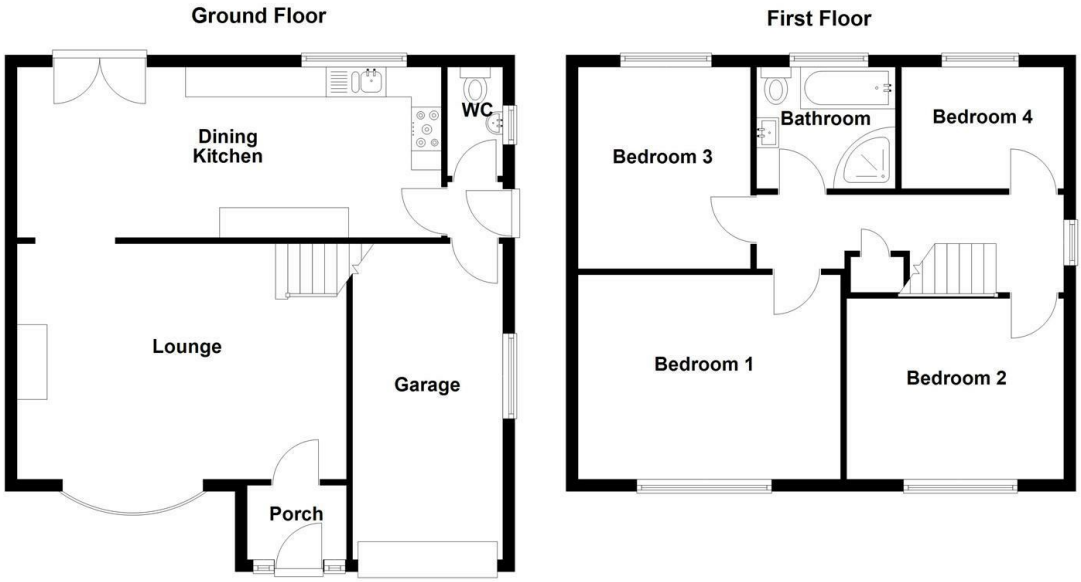
Gardens
To the front of the property, a tarmacadam driveway provides off-road parking for up to four vehicles, complemented by an attractive lawned garden with established hedged borders. The fully enclosed rear garden is a true highlight of the property, offering a private and tranquil outdoor haven. Beautifully established, it features a wonderful selection of mature trees, shrubs and planting, including stunning cherry blossom trees and productive damson trees that provide seasonal fruit. Enclosed by a combination of natural stone walling and fencing, this charming garden offers a delightful setting to enjoy throughout the year, with a variety of colours, textures and interest across every season.

Tenure

£450,000

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MONET

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