





10, Victoria Road, Macclesfield, Cheshire SK10 3GG

When completed in 2014, this development of town houses set the standard for modern architecture within the area for, although new, they blend perfectly into the period properties which are a feature of the surrounding area.

10 Victoria Road is a lovely example of the bay fronted design for it has been beautifully maintained and indeed recently upgraded and decorated throughout to create a high quality, tastefully presented home.

Laid out over three floors, the accommodation includes a hall, cloakroom, living room with double doors onto the garden, and a dining kitchen with integrated appliances, three double bedrooms and two bathrooms. The master bedroom is an impressive feature extending to 17' in length incorporating an en-suite. Both gas fired central heating and double glazing are installed.

The property is screened from the road behind a beach hedge and to the rear there is a neat fully enclosed lawned garden which has the benefit of a southerly aspect.

Two allocated parking spaces are conveniently located to the rear and are accessed via a gate from the garden.

Victoria Road provides an upmarket location which is exceptionally well placed for both the town centre and West Park.

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.

If Driving From Tescos roundabout proceed up the Hibel Road (A537) taking the first exit into Cumberland Street. At the next roundabout take the second exit into West Park Drive, by the Co-op and bear right behind Kids Allowed where there are two allocated and clearly marked parking spaces. Viewers are welcome to park there.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with double glazed panel. Spindle balustrade to staircase. Coat hanging and hat shelf. Understairs storage cupboard. Single panelled radiator.

Cloakroom/ W.C.

White suite comprising a low suite W.C. and hand basin with tiled splashback. Tiled floor. Downlighting. Single panelled radiator.

Lounge

14'10" x 10'8"

T.V. Aerial point. Double glazed double doors to the garden. Double glazed window. Two single panelled radiators.

Kitchen

8'1" x 6'11"

Single drainer sink unit with mixer tap and base cupboards below. A range of matching base and eye level cupboards in white with brushed steel fittings, contrasting worktops and splashbacks. Built-in Hotpoint electric oven and four ring gas hob with extractor hood over. Integrated microwave dishwasher, fridge and freezer. Tiled floor. Worktop and pelmet lighting. LED downlighting.

Dining Area

9'9" x 8'1" into bay

T.V. Aerial point. Double glazed bay window to dining area. Single panelled radiator.

First Floor

Landing

Spindle balustrade to staircase. Built-in wardrobes with hanging rail. Double glazed window. Single panelled radiator.

Bedroom Two

14'11" x 8'5"

T.V. Aerial point. Loft access. Double glazed window. Double panelled radiator.

Bedroom Three

12'11" x 8'7" into bay

Bathroom

White suite comprising a panelled bath, pedestal wash basin with tiled splashback and low suite W.C. Separate shower cubicle with thermostatic shower. Tiled floor. Extractor fan. Downlighting. Chrome heated towel rail.

Second Floor

Landing

Bedroom One

17'8" x 11'7"

T.V. Aerial point. Loft access. Velux double glazed skylights. Double glazed window. Two single panelled radiators.

En-Suite Shower Room

Tiled shower cubicle with thermostatic shower, hand basin with tiled splashback and low suite W.C. Airing cupboard housing the gas fired condensing combination style boiler. LED downlighting. Extractor fan. Velux double glazed skylight. Chrome heated towel rail.

Outside

Garden

To the rear of the property there is a fully enclosed lawned garden with fenced borders. This garden has a sunny southerly aspect.

Parking

A gate to the rear boundary of the garden and a path provides access to two conveniently located spaces.

Tenure/ Management Charge

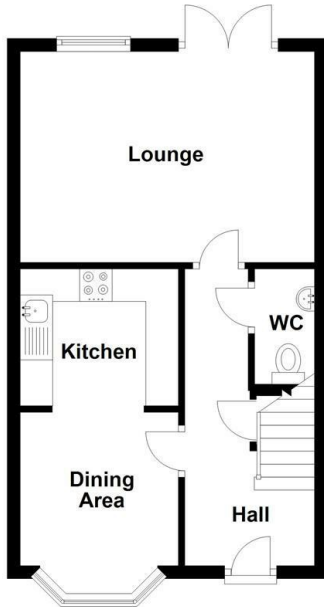
Leasehold - Residue 999 from 2014, subject to a ground rent of £249 per annum.

Management Charge - £Paid £174.73 per quarter" per annum.

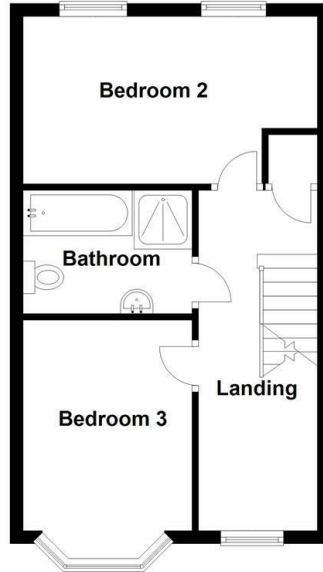
£350,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

