





## 43, Bromley Road, Macclesfield, Cheshire SK10 3LN

Tucked away on Bromley Road, just off the ever-popular Broken Cross, this charming cul-de-sac provides an ideal setting for a mature semi-detached home that truly stands out. Thoughtfully extended and tastefully upgraded, the property offers spacious, beautifully balanced accommodation with a warm and welcoming feel throughout.

On the ground floor there is a porch, hall, lounge, dining kitchen with bi-folding doors onto the conservatory. To the first floor there is a master suite with en-suite bathroom and a dressing room, a further three bedrooms and a family bathroom. Both gas fired central heating and uPVC double glazing are installed.

Set back behind a neat lawn and generous driveway offering ample off-road parking, the property makes a strong first impression. It is however the rear garden that truly steals the show. Beautifully landscaped and enclosed by established fencing, it features a tiled patio, a decked seating area, a tidy lawn, and mature, well-stocked borders that provide a serene and attractive backdrop. A newly fitted summer house adds an exceptional bonus.

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 the Chester Road to the Broken Cross roundabout. Take the first exit into Gawsworth Road and the first turning on the right into Pexhill Road. Bromley Road is the next turning on the right-hand side and the property can be found at the head of the cul-de-sac.

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

## **Ground Floor**

Courtesy light.

## **Porch**

Composite front door with decorative double glazing inset. Coat hooks. Tiled flooring. Double glazed window. Inner glazed door to the Entrance Hall.

## **Entrance Hall**

Handrail to the staircase. Glazed double doors to the Lounge. Double panelled radiator.

## **Lounge**

15'7 x 12'0 reducing to 10'7

Marble fireplace with wooden surround and mantel. T.V. aerial point. Large understairs storage cupboard with in-built light. uPVC double glazed window. Double panelled radiator.

## **Dining Kitchen**

15'7 x 12'0 reducing to 10'7

One and a half bowl stainless steel sink with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated Neff double oven with a four ring electric hob and extractor hood over. Plumbing for dishwasher. Space for a fridge. uPVC bi-folding doors onto the Conservatory. uPVC double glazed window. Double panelled radiator.

## **Conservatory**

9'10 x 8'7

uPVC double glazed windows and uPVC patio doors opening onto the garden. Double panelled radiator.

## **First Floor**

### **Landing**

Handrail and balustrade to the staircase. Access to a fully boarded loft with power and light via a Slingsby style ladder. Large storage cupboard with shelving. Single panelled radiator.

### **Bedroom One**

12'3 x 10'2

Display shelf. uPVC double glazed window. Double panelled radiator.

### **En-Suite Bathroom**

Panelled bath with mixer tap and thermostatic shower over. Hand basin with mixer tap. Low suite W.C. Extractor fan. Tiled walls. Tiled flooring. Electric shaver point. Wall-mounted mirrored cabinet. uPVC double glazed window. Chrome heated towel rail.

#### **Dressing Room**

Hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Two**

12'6 x 8'9

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

11'6 x 9'2

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

6'11 x 6'6

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a panelled bath with mixer tap and thermostic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Garage**

23'1 x 11'5 reducing to 7'8

Up and over door. Stainless steel sink unit with a mixer tap. Plumbing for a washing machine. The Ideal combination condensing boiler. uPVC double glazed window. uPVC back door. Double panelled radiator.

##### **Gardens**

To the front of the property there is a large driveway providing ample off-road parking as well as an additional gravelled parking spot. There is also a neat lawn with an attractive gravelled planted bed with tastefully arranged shrubs. The garden to the rear has been fully landscaped by the current vendors and lies within fenced borders and includes a neat lawn with flower beds containing a variety of attractive plants and bushes. There is also a tile patio that leads to a timber summer house and an additional decked area. Included within the sale is a greenhouse.

##### **Tenure**

Leasehold Short particulars of the lease(s) (or under-lease(s)) under which the land is held: 999 years from 1 January 1978 with a Ground Rent of £35.00 per year.

**£375,000**

**HOLDEN & PRESCOTT**





