





## 81, Somerton Road, Macclesfield, Cheshire SK11 8RU

This beautifully presented two-bedroom mid-terrace property enjoys an attractive outlook over a communal green and has been finished to an exceptionally high standard throughout. Boasting a range of modern fittings and quality appliances, the home is offered in immaculate, move-in ready condition, while still providing scope for purchasers to personalise to their own taste.

The property is ideally located close to a variety of local amenities, including well-regarded schools, shops, and a nearby playing field. Macclesfield town centre and the railway station are also just a short drive away, offering convenient transport links.

The accommodation briefly comprises; an entrance hall and a lounge, with the heart of the home being the impressive open-plan dining kitchen, designed for both everyday living and entertaining. To the first floor are two generously sized double bedrooms and a contemporary bathroom suite. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a low-maintenance, artificially lawned front garden with walled and fenced borders, and a stone pathway leading to the entrance. To the rear, the private enclosed garden has been thoughtfully landscaped, featuring an artificial lawn, a raised wooden decking area ideal for seating, and an additional stone-flagged patio. A rear gate provides access to resident parking.

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 Chester Road turning left at the roundabout with Ivy Road. Take the next right into Earlsway and take the second left into Wilwick Lane. Bear right into Somerton Road and the property can be seen on the right hand side.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Spindle balustrade and feature wooden panelling to the staircase. Understairs storage cupboard. Double panelled radiator.

### Lounge

15'07 x 10'05

recess within chimney breast for wall-mounted T.V. and soundbar. Fireplace. uPVC double glazed window. Flooring. uPVC double doors opening onto the garden. Double panelled radiator.

### Dining Kitchen

23'09 x 11'10 reducing to 10'00

Stainless steel sink with mixer tap and base unit below. An additional range of bespoke base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Zanussi single oven and four ring Zanussi induction hob with extractor hood over. Integrated Zanussi microwave. Integrated Zanussi dishwasher. Integrated fridge/freezer. Plumbing for automatic washing machine. Feature wooden panelling. Recessed spotlighting. uPVC door with glazing inset opening onto the rear garden. uPVC double glazed window to two elevations. Vertical radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Feature wooden panelling. Loft access. Airing cupboard. uPVC double glazed window.



### **Bedroom One**

12'06 x 10'07

Feature wooden panelling. Cupboard housing the combination condensing boiler. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

12'02 x 9'06

Floor to ceiling fitted wardrobes. Feature wooden panelling. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with electric Triton shower over, a pedestal wash basin with mixer tap and a low suite W.C. Fully tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

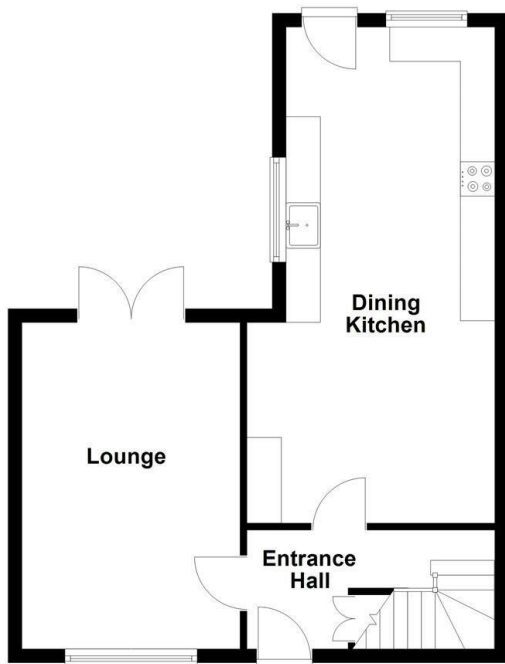
### **Gardens**

To the front of the property is a smart artificial lawned garden bi-sected by a pathway leading up to the front door. to the rear the fully enclosed garden includes a raised decked seating area, artificial lawn and a stone flagged patio. A gate at the rear boundary provides direct access to residents parking.

**£235,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor





