





## 15, Ullswater, Macclesfield, Cheshire SK11 7YN

Ullswater is a generously proportioned four bedroom detached home, occupying a sought-after position within a popular residential area close to local schools, shops and every day amenities. Having been a much-loved family home for many years, the property now offers an excellent opportunity for a purchaser to modernise and update to their own taste.

The well-planned accommodation provides spacious and flexible living throughout and comprises an entrance hall, lounge, separate dining room, kitchen and a cloakroom/W.C. to the ground floor. To the first floor are four well-proportioned bedrooms and a bathroom, all offering good room sizes and scope for improvement. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a front lawn with mature hedging and a block paved driveway providing off-road parking for up to three vehicles as well as access to a large garage. To the rear there is a fully enclosed garden featuring a lawn and stone flagged patio 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, 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 Park Lane and through two sets of traffic lights into Ivy Lane. Take the second turning on the left into Valley Road and at the junction turn right into Thornton Avenue. Follow the road to the end and turn left, first right and right again into Ullswater.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Understairs storage cupboard.. Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator.

### Cloakroom/W.C

Hand washbasin with mixer tap and tiled splashbacks. Low suite W.C. Glow Worm central heating and domestic hot water boiler. Tiled flooring. uPVC double glazed window. Single panelled radiator.

### Lounge

17'11 x 12'01

Electric fire set within a feature marble fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Two single panelled radiators.

### Kitchen

11'02 x 8'05

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of machining base and eye level units with contrasting work surfaces. Gas cooker point. Partially tiled walls. Recessed spotlighting. T.V. aerial point. uPVC double glazed window. Door to the garage. Chrome heated towel rail.

### Dining Room

11'04 x 8'10

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

## First Floor

### Landing

Spindle balustrade to the staircase. Airing cupboard housing the hot water cylinder. uPVC double glazed window. Single panelled radiator.

### Bedroom One

12'01 x 11'06

Ceiling cornice. T.V. aerial point. Two uPVC double glazed windows. Single panelled radiator.

#### **Bedroom Two**

11'03 x 10'11

Ceiling cornice. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

11'03 x 6'07

T.V. aerial point. Access to a boarded loft with power and light. uPVC double glazed window. Single panelled radiator

#### **Bedroom Four**

9'01 x 6'03

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

#### **Bathroom**

The white suite comprises a panelled bath with electric Mira shower over, a pedestal washbasin and a low suite W.C. Electric shaver point. Wall-mounted mirror-fronted bathroom cabinet. Fully tiled walls. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

The property is set behind a neat lawn with neat flower beds and mature shrubbery. Adjoining is a block paved driveway providing off-road parking for two to three vehicles as well as access to the garage. The gardens to the rear are fully enclosed within fenced and hedged borders and include a stone flagged patio and lawn with raised beds.

##### **Garage**

21'01 x 9'04 increasing to 12'04

Electric up and over door. Shelving. Power and light. uPVC double glazed windows. uPVC door to the rear garden.

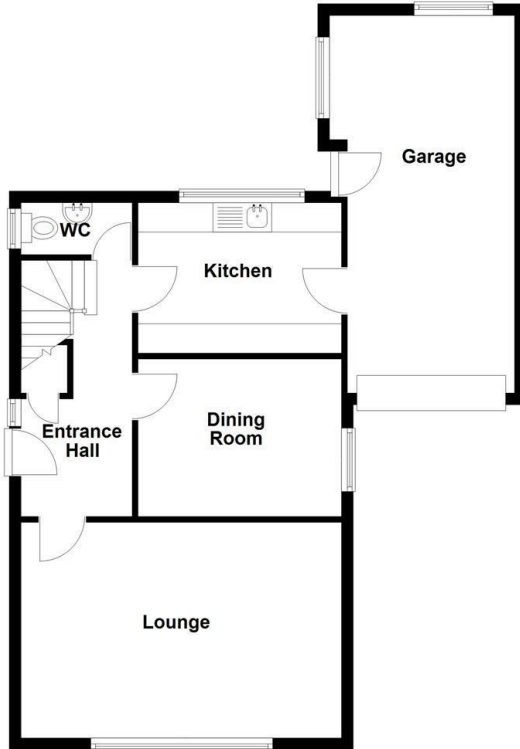
##### **Tenure**

Leasehold - a term of 999 that started in 1967. There is an annual ground rent of £17.00

**£380,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

