









## 56 Whalley Hayes, Macclesfield, Cheshire SK10 1BS

The classical architecture of this substantial period property dates back to the Edwardian era when homes were built with elegant proportions and natural light as an essential. Its balanced blend of period charm and modern adaptability makes it a versatile home.

Beyond this beautiful facade is a home which has been comprehensively, yet sympathetically updated and the results are quite outstanding. The character of the original building is complemented beautifully with a range of high quality, contemporary fittings, which have been carefully selected. A highly efficient gas fired heating system has also been installed.

On the ground floor there is a hall, three reception rooms, a fabulous kitchen which opens onto the garden and a rear porch, whilst to the lower ground floor there is a cellar room and a utility room. To the first floor there are three double bedrooms with one benefiting from an en-suite and a large family bathroom. The final fourth bedroom is located on the second floor. The property is double glazed throughout and is warm with gas fired central heating.

Although the official access for the property is on Whalley Hayes where the property is set back behind a dwarf wall and front garden, one may consider Grosvenor Street to be the day to day access as the gated drive and a detached garage are accessed from here. There is also a lawn and raised patio garden which is located off the kitchen and ideal for alfresco dining. The rear of this home enjoys a southerly aspect.

The property is located in the centre of town yet tucked away. This is an excellent opportunity for one to obtain something of a hidden gem.

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 along Churchill Way in a northerly direction turning left after passing over Chestergate into King Edward Street. At the next traffic lights turn right into Prestbury Road and Grosvenor Street is the next turning on the right hand side. The driveway can be found just after Balance Pilates on the left hand side.

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

## 56 Whalley Hayes, Macclesfield, Cheshire SK10 1BS

### Ground Floor

#### Entrance Hall

Solid wood front door with decorative glazing inset and fanlight over. Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Original moulded arch. Parquet flooring. Period style radiator. Access to the Cellar.

#### Lounge

15'11 x 14'2

Multi-fuel stove set on an exposed brick hearth with timber mantel over. Ceiling cornice. Ceiling rose. T.V. aerial point. Karndean flooring. Double glazed windows. uPVC double glazed window. Anthracite grey vertical radiator. Open way through to the Dining Room.

#### Dining Room

16'8 into bay x 10'7

Living flame gas fire with marble hearth. Ceiling cornice. Ceiling rose. Kardean flooring. uPVC patio doors. Anthracite grey vertical radiator.

#### Sitting Room

13'0 x 12'1

Open fire within an original marble fireplace and brick hearth. Ceiling cornice. Ceiling rose. Picture rail. T.V. aerial point. Karndean flooring. Double glazed window. Anthracite grey radiator. Open way through to the Breakfast Kitchen.

#### Breakfast Kitchen

15'0 into bay x 12'1

Single drainer sink unit with a mixer hose tap and base cupboard below. An additional range of base and eye level bespoke solid wood cupboards with granite work surfaces. Matching island unit with granite work surfaces. Five ring gas cooker with extractor hood over. Integrated dishwasher. Pantry cupboard. Downlighting. Ceiling cornice. Karndean flooring. uPVC double glazed window. uPVC patio doors opening onto the garden. Vertical radiator.



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### Rear Porch

8'4 x 6'4

Courtesy light. uPVC patio door to the garden.

### Lower Ground Floor

#### Cellar Room

14'9 x 13'2

Worcester central heating boiler. Original stone cold slab. Power and light. Door to the Utility Room.

#### Utility Room

15'9 x 9'7

Single drainer stainless steel sink unit with base cupboard below. Power and light. Work surfaces with plumbing for automatic washing machine and space for a tumble dryer below. Double glazed window. Door to garden.

### First Floor

#### Landing

Spindle balustade to the staircases. uPVC double glazed window with semi-circular arch.

#### Bedroom One

14'2 x 14'2

Ceiling cornice. uPVC double glazed window to the front and side elevation. Anthracite grey vertical radiator.

#### En-suite Shower Room

The suite comprises a fully tiled cubicle with thermostatic shower over, a wash hand basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.



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### Bedroom Two

13'11 x 11'0

Fitted wardrobes to the chimney recesses. Ceiling cornice. uPVC double glazed window. Anthracite grey period style radiator.

### Bedroom Three

14'2 x 12'7

uPVC double glazed windows to the side and rear elevation. Anthracite grey period style radiator.

### Bathroom

12'4 x 11'4

The suite comprises a free-standing roll-top bath with mixer tap and hand-held shower attachment, a fully tiled walk-in cubicle with dual headed thermostatic shower over, Dual wash hand basins with mixer taps and a low suite W.C. Downlighting. Tiled walls. Tiled flooring. Loft access. uPVC double glazed window. Traditional heated towel rails.

### Second Floor

Spindle balustrade to the staircase.

### Bedroom Four

10'7 x 10'6 & 14'6 x 12'9 at maximum

Split-level bedroom with cast-iron fireplace and uPVC double glazed windows to the side and rear elevation.



## 56 Whalley Hayes, Macclesfield, Cheshire SK10 1BS

### Outside

#### Gardens

The property is attractively set back behind a stone-built garden wall with a wrought-iron gate, offering both privacy and kerb appeal. The front garden features a raised gravel bed planted with an array of mature bushes, shrubs, and small trees, complemented by a stone pathway that leads to the front door and continues down to the side garden via stone steps. The side garden is laid mainly to lawn and bordered by well-maintained, colourful planted beds that add visual year-round interest. To the rear, the garden is thoughtfully divided into distinct areas, perfect for both relaxation and practical use. Highlights include a raised vegetable patch, an all-weather decked seating area, and an Indian Stone patio located just off the Breakfast Kitchen—ideal for al fresco dining and entertaining. The generous outdoor space also features a block-paved driveway providing ample off-road parking and access to a single brick-built garage. Raised beds planted with mature trees and flowering plants attractively frame the area while a greenhouse offers opportunities for gardening enthusiasts.

Additional external features include a brick-built W.C. and a garden store, providing useful extra storage.

#### Garage

18'8 x 10'1

Brick built with a pitched roof. Up and over door. There is a section at the rear of the garage provides ideal storage space.

#### Store

10'1 x 6'2

**£650,000**

HOLDEN & PRESCOTT

















