HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# 55 Kenilworth Road, Macclesfield, SK11 8UX

## 55, Kenilworth Road, Macclesfield, Cheshire SK11 8UX

This impressive three-bedroom semi-detached home occupies a highly sought-after residential location, perfectly positioned within easy reach of well-regarded schools and an excellent range of local amenities, making it an ideal choice for growing families.

Beautifully modernised and thoughtfully improved by the current owners, the property is presented in superb decorative order throughout, offering stylish, well-proportioned, and versatile living accommodation.

The layout comprises an entrance porch, hallway. an open-plan lounge and dining area with patio doors opening onto the rear garden and a multi-fuel stove creating a warm focal point, a well-appointed kitchen. a rear porch, a contemporary shower room and a flexible study that could easily serve as a fourth bedroom if desired. To the first floor, there are three generously sized bedrooms and a contemporary family bathroom. Additional benefits include gas central heating and uPVC double glazing throughout. comfort and

Externally, the property is set back from the road behind a double block-paved driveway and a neatly maintained lawned front garden. The substantial rear garden is a particular highlight, featuring a stylish porcelain-tiled patio ideal for outdoor entertaining, a well-kept lawn, planted borders, and delightful open views, creating a wonderful space for relaxation and family enjoyment.

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, turning right at the traffic lights into Congleton Road. Take the second turning on the right into Thornton Avenue and turn left immediately after the shops into Grisedale Way. Turn right into Thirlmere and fourth right into Kenilworth Road, where the property can be found on the right hand side.

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

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**Ground Floor**

**Porch**
Composite front door with glazing inset. LVT flooring. uPVC double glazed windows.

**Entrance Hall**
Solid wood inner front door with glazing inset. Spindle balustrade to the staircase. Understairs storage cupboard. LVT flooring. Double panelled radiator.

**Lounge/ Dining Area**
23'3 x 11'11 reducing to 8'11
Multi-fuel stove set within exposed brick surround with stone hearth and timber effect mantel. Shelving to the chimney recess. Ceiling cornice. T.V. aerial point. uPVC windows. uPVC double doors opening onto the garden. Two double panelled radiators.

**Kitchen**
10'11 x 9'7
One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks. Integrated single oven with gas hob and extractor hood over. Integrated dishwasher. Space for an up and over fridge/freezer. LVT flooring. uPVC double glazed window. Open way through to the Rear Porch.

**Rear Porch**
LVT Flooring. uPVC door with glazing inset.

**Study/Bedroom Four**
9'7 x 8'10
Large double cupboard with plumbing for washing machine. LVT flooring. uPVC double glazed window. Double panelled radiator. Single panelled radiator.

**Shower Room**
The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashback and a low suite W.C. Shaver point with light. Extractor fan. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

**First Floor**

**Landing**
Spindle balustrade to the staircase. Storage cupboard with shelving. Access to a fully boarded loft with light and storage areas. uPVC double glazed window.

**Bedroom One**
11'5 x 8'3
uPVC double glazed window. Single panelled radiator.

**Bedroom Two**
11'6 x 10'10
Fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

**Bedroom Three**
8'9 x 7'11
uPVC double glazed window. Single panelled radiator.

**Bathroom**
The white suite comprises a P-shaped panel bath with mixer tap, screen and dual-headed thermostatic shower over with tiled splashbacks, a vanity washbasin with mixer tap, tiled splashbacks and storage below and a low suite W.C. with concealed cistern. Extractor fan. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

**Outside**

**Garden**
To the front of the property is a double block-paved driveway providing ample off-road parking and access to the garage. A neatly maintained lawn with planted borders and a centrally positioned cherry tree adds to the home's appeal. There is also an external power point, along with gated side access leading through to the rear garden. The rear garden is thoughtfully arranged over three levels, creating a superb outdoor space. It features an impressive porcelain-tiled patio ideal for entertaining, well-kept lawns, planted borders, and raised beds. The garden enjoys delightful open views towards Macclesfield Forest and Teggs Nose, offering a wonderful backdrop. An external water tap is also conveniently installed to the rear.

**Garage**
9'0 x 6'8
Up and over door. Power and light. Location of the Vaillant combination condensing boiler.

**£349,950**

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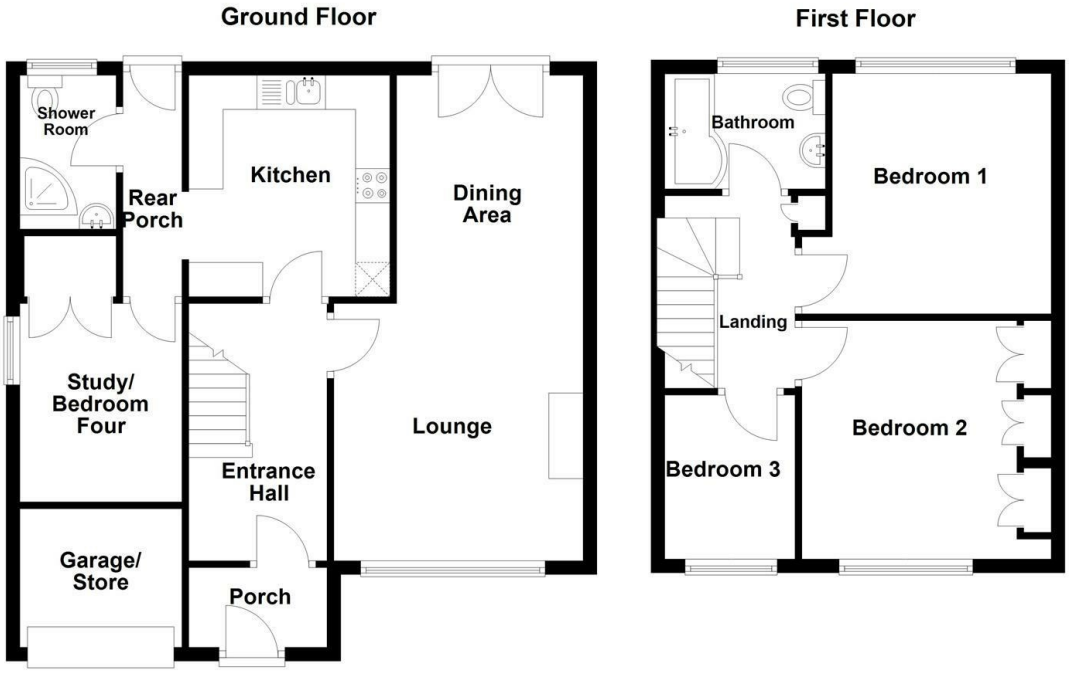

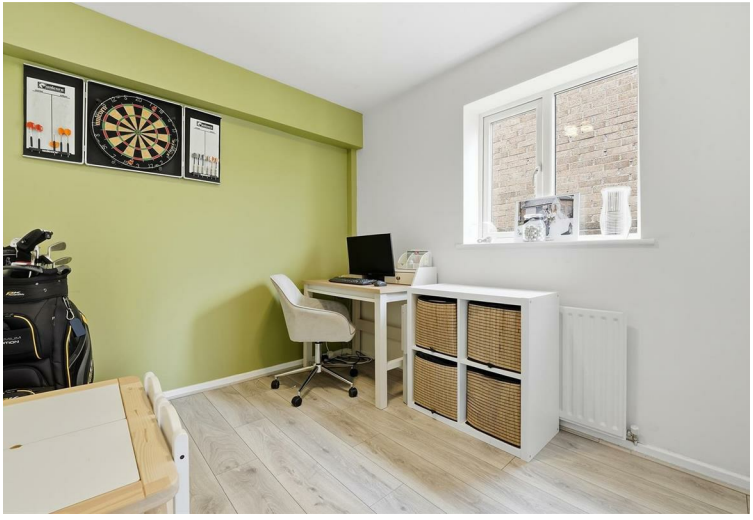

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