





22, Kentwell Drive, Macclesfield, Cheshire SK10 2TR

Tucked away in a quiet cul-de-sac in the highly sought-after Tytherington area, this well-presented three-bedroom detached family home offers a peaceful yet conveniently located setting. Perfectly positioned close to reputable local schools, shops, and every day amenities, and just a short distance from Macclesfield town centre, this property serves as an ideal base for both families and professionals alike.

The accommodation comprises; an entrance vestibule, lounge, dining room, kitchen, conservatory, utility and W.C to the ground floor whilst to the first floor, there are three bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

Externally, there is a smart block-paved driveway with parking for two vehicles along with access to a single garage. The front garden is neatly maintained with a well-kept lawn and attractive herbaceous borders, creating a welcoming first impression. To the rear, the generous and fully enclosed garden features a stone-flagged patio, a well-maintained lawn, and mature planting—ideal for relaxing, entertaining, or family activities.

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.

From Macclesfield proceed along Beech Lane in the direction of Tytherington. Having past the High School on the right hand side take the first left turning into Dorchester Way and the second left into Melford Drive. Kentwell Drive is the first turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Composite front door with glazing inset. Laminate flooring. uPVC double glazed leaded style window.

Lounge

16'10 x 13'00

Feature contemporary stone fireplace. Ceiling cornice. T.V. aerial point. Spindle balustrade to the staircase. Understairs storage cupboard. Laminate flooring. Wall light points. uPVC double glazed leaded style windows to the bay. Double panelled radiator. Open way through to the Dining Room.

Kitchen

8'11 x 8'03

Stainless steel sink unit with mixer tap and separate stainless steel drainer bowl. A range of matching base and eye level units with contrasting work surfaces over. Integrated Hotpoint single oven with four ring gas hob and extractor hood over. Integrated under cabinet lighting, Partially tiled walls. uPVC double glazed leaded style window.

Utility

6'00 x 4'10

Plumbing for automatic washing machine. uPVC door with glazing inset opening on to the rear garden.

W.C.

Hand wash basin with tiled splash backs. Low suite W.C. uPVC double glazed leaded style window. Single panelled radiator.

Dining Room

8'11 x 7'10

Ceiling cornice. Laminate flooring. Single panelled radiator. uPVC double doors to the Conservatory.

Conservatory

11'10 x 7'10

Ceiling fan. Laminate flooring. uPVC double glazed windows. uPVC double doors opening on to the rear garden. Double panelled radiator.



First Floor

Landing

Spindle balustrade to the staircase. Loft access.

Bedroom One

11'02 x 10'02

Ceiling cornice. T.V. aerial point. Laminate flooring. uPVC double glazed leaded style windows. Single panelled radiator.

Bedroom Two

11'01 x 10'03

Ceiling cornice. Laminate flooring. uPVC double glazed leaded style windows. Single panelled radiator.

Bedroom Three

8'01 x 6'11

Ceiling cornice. Laminate flooring. uPVC double glazed leaded style windows. Single panelled radiator.

Shower Room

The white suite comprises a fully tiled cubicle with rainfall shower and additional shower head over, a hand wash basin with mixer tap and a low suite W.C. Mirror with integral lighting. Electric shaver point. Recessed spotlighting. Partially tiled walls. Storage cupboard. uPVC double glazed leaded style window. Chrome heated towel rail.

Outside

Garage

16'10 x 7'10

Up and over door. Vaillant combination condensing boiler. Power and light.

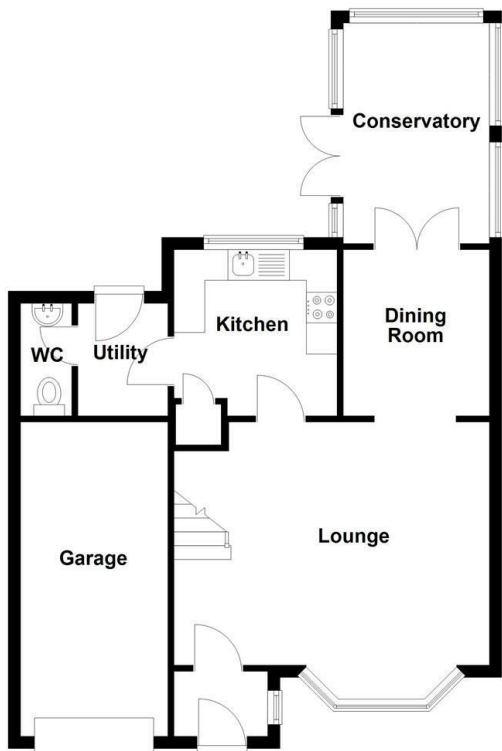
Gardens

To the front of the property there is a block paved driveway providing off-road parking for two vehicles as well as access to the garage. Adjacent is a neat lawned garden with an attractive herbaceous border and a flagged pathway leading to the front door. The garden to the rear is of a good size and is fully enclosed within fenced borders and incorporates a stone flagged patio and a well maintained lawn that is enhanced by a variety of attractive bushes and shrubs.

£325,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

