HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

4 Parkbrook Road, Macclesfield, SK11 8QH

4, Parkbrook Road, Macclesfield, Cheshire SK11 8QH

Situated on a popular residential road, just a short distance from Macclesfield town centre, this three-bedroom bay-fronted semi-detached property makes an ideal family home and is offered to the market with no onward chain.

The property has been thoughtfully extended and now boasts a bright, spacious and beautifully fitted open-plan family dining kitchen, which forms the true heart of the home. Two sets of bi-folding doors open directly onto the rear garden, creating a seamless indoor–outdoor living experience.

The ground floor accommodation further comprises an entrance porch, hallway, cloakroom/W.C., lounge, a separate sitting room opening into the kitchen, and a useful utility room. To the first floor, there is a generous principal bedroom with stairs leading to a stylish en-suite dressing room, along with two further well-proportioned bedrooms and a modern family bathroom featuring both a separate bath and shower. The property benefits from gas central heating, underfloor heating, and uPVC double glazing throughout.

Externally, to the front of the property, a fully paved driveway provides ample off-road parking. To the rear, there is a beautifully landscaped garden featuring a partially covered Indian stone patio, a well-maintained lawn, and an outdoor kitchen area. A substantial brick-built annex with en-suite shower room and additional storage offers versatile accommodation, ideal for guest use or as a home office.

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 the Chester Road roundabout at the Regency Hospital proceed up Chester Road towards Broken Cross taking turning left at the mini roundabout into Ivy Road, first left into Clifford Road and right into Park Brook Road. The property can be found on the right hand side.

HOLDEN & PRESCOTT

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor
Courtesy lights.

Porch
Composite front door with decorative glazing inset. Shoe cupboard. Tiled flooring. uPVC double glazed windows. Double panelled radiator. Open way through to the Entrance Hall.

Entrance Hall
Spindle balustrade to the staircase. Understairs storage cupboard. Meter cupboard. Ceiling cornice. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Cloakroom/W.C.
Washbasin with mixer tap and storage cupboard below. Low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Lounge
10'11" x 10'11"
Living flame gas fire set within feature stone fireplace. T.V. aerial point. Ceiling cornice. Downlighting. Solid wood flooring. uPVC double glazed windows to the bay. Double panelled radiator.

Sitting Room
12'0" x 10'11"
Multi-fuel stove set within a recessed fireplace with timber surround and mantel. Built-in cupboards and shelving with display lighting to the chimney recesses. Ceiling cornice. Solid wood flooring. Vertical anthracite grey radiator. Open way through to the Dining Kitchen.

Dining Kitchen
20'11" x 12'11"
Inset stainless steel sink unit with hose style mixer tap and base unit below. An additional range of matching base and eye level units with contrasting granite work surfaces and splashbacks. Integrated appliances include two Neff ovens, a Siemens four ring induction hob with extractor hood over, Hotpoint microwave, full length fridge/freezer, dishwasher and bin unit. Downlighting. Solid wood and tiled flooring. Underfloor heating throughout the Dining Kitchen. Velux window. Two sets of bi-folding doors opening onto the garden.

Utility Room
Single drainer composite sink with hose style mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and splashbacks. Cupboard housing the Worcester combination boiler. Plumbing for washing machine. Venting for a tumble dryer. Tiled flooring. uPVC double glazed window.

First Floor

Landing
Spindle balustrade to the staircase. uPVC double glazed window.

Bedroom One
12'0"x 10'11" at maximum
Fitted dressing table with storage drawers and cupboards. Downlighting. Spindle balustrade to the steps up to the en-suite bathroom. uPVC double glazed window. Double panelled radiator.

En-Suite
The suite comprises a fully tiled cubicle with thermostatic shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Wall-mounted mirror with integral lighting. Extractor fan. Partially tiled walls. Two loft access points. Fitted wardrobes with hanging rail and shelving. Velux window. Chrome heated towel rail.

Bedroom Two
10'11" x 8'11"
Fitted wardrobes with sliding doors, hanging rail and shelving. LVT flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Three
6'11" x 6'11"
Downlighting. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled Jacuzzzi style bath with mixer tap and shower attachment, a fully tiled cubicle with dual-headed thermostatic shower over, a washbasin with mixer tap and a low suite W.C. Extractor fan. Downlighting. Wall-mounted mirror with integral light. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
To the front of the property, a full-width Indian stone driveway provides ample off-road parking. The Indian stone paving continues along the side of the property, offering convenient access to the rear garden. The beautifully landscaped rear garden is fully enclosed by mature hedged borders, creating a private and peaceful outdoor space. Designed by the current owners for both relaxation and entertaining, it features an attractive Indian stone patio, partially covered by a stunning pergola with a clear glass roof, allowing for year-round outdoor enjoyment. The garden also includes a well-maintained lawn, raised planted beds filled with mature shrubs and established planting, and a charming pond with an attractive water feature. A pathway leads from the patio to the rear of the garden, where a versatile annex is situated. Completing this exceptional outdoor space is a superb outdoor kitchen area with an integrated fridge and space for a gas barbecue, together with a second timber pergola, also featuring a clear glass roof, providing an additional sheltered seating or entertaining area.

Annex
10'0" x 8'11"
Fitted storage cupboards. Downlighting. Solid wood flooring. uPVC patio doors to the garden. Electric radiator.

En-suite
Fully tiled cubicle with electric shower over. Washbasin with mixer tap. Low suite W.C. with concealed cistern. Downlighting. Extractor fan. Wall-mounted mirror. Partially tiled walls. Tile flooring. uPVC double glazed window. Electric chrome heated radiator.

Storage
10'0" x 4'0"
Base and eye level cupboards. Shelving. Loft access. Downlighting. Electrical supply Tiled flooring. The annexe is equipped with external lighting and an external covered store.

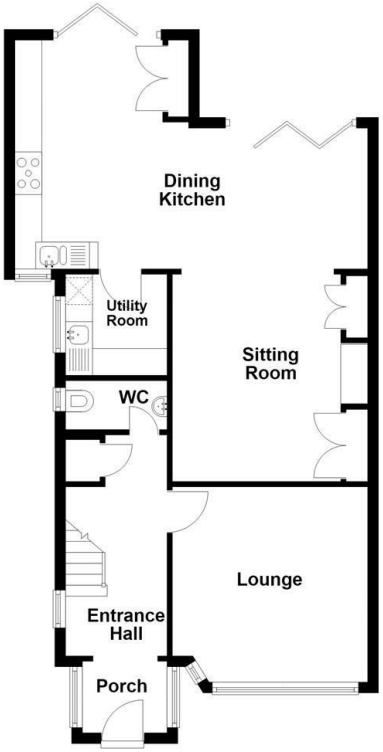
Tenure
The vendor has advised us tha the property is Freehold.

£425,000

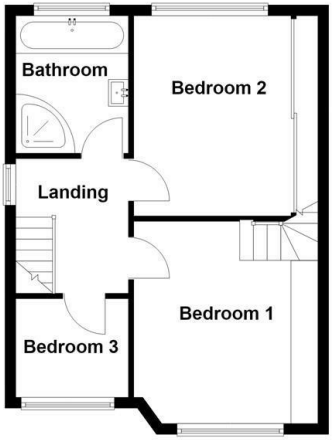
HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

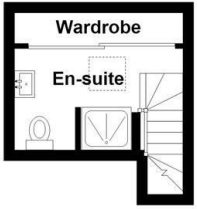
Ground Floor



First Floor



Second Floor



HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk