





## **39, Grasmere, Macclesfield, Cheshire SK11 8PL**

Located in a sought-after residential area, this four-bedroom detached home is spacious and well-presented throughout and is ideally situated at the end of a quiet cul-de-sac. Perfect for families, the property is within easy reach of highly regarded local schools and amenities as well as being just a short drive from Macclesfield town centre.

The versatile accommodation is arranged over multiple levels, offering both interest and flexibility to suite a variety of lifestyle needs. The lower ground floor features an entrance hallway, cloakroom/W.C, family room and an integrated garage whilst to the upper ground floor, there is a lounge and a kitchen.

The first floor incorporates a master bedroom with an en-suite shower room, a further double bedroom, and a family bathroom. Two additional double bedrooms occupy the second floor, while the top floor loft conversion provides an ideal for a home office or studio. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property there is a large driveway providing ample off-road parking and a neat lawn accented by attractive planting. To the rear, the fully enclosed and beautifully landscaped garden features a combination of patio seating areas, a well-maintained lawn and a variety of mature bushes, trees and shrubs. This is a lovely sunny outdoor space in which to entertain or just relax in a peaceful setting.

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. At the Flower Pot, proceed across the traffic lights into Ivy Lane, taking the second turning on the left-hand side into Valley Road. Take the first turning on the right into Shadewood Road and right again into Grasmere. The property can be found on the left-hand side.

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

## Lower Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Recessed spotighting. Tiled flooring. Handrail to the staircase. Double panelled radiator.

### Cloakroom/W.C.

The suite comprises a hand wash basin with mixer tap and vanity storage cupboard below and a low suite W.C. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

### Family Room

2101 x 1909 max

Living flame gas fire. Recessed spotighting. Tiled flooring. uPVC double glazed windows. uPVC French doors opening onto the rear garden. Three double panelled radiators.

### Garage

1900 x 14'00

Electric up and over door. Stainless steel sink with mixer tap. Plumbing for automatic washing machine. Fitted shelving. Vaillant combination condensing boiler. Spotighting. Partially tiled floor. uPVC door with glazing inset opening to the side. Double panelled radiator.

## Upper Ground Floor

### Lounge

1705 x 11'11

Living flame gas fire within a feature marble fireplace with ornate timber surround and mantel. Ceiling cornice. Wall light points. T.V. aerial point. Stripped floorboards. uPVC double glazed windows to the bay and side elevations. Double panelled radiator.

### Kitchen

11'9 x 10'0

One and a half bowl single drainer sink unit with mixer tap and base cupboard below. An additional range of base and eye level units with integrated lighting and contrasting work surfaces with tiled splashbacks. Integrated double oven with five ring gas hob and extractor hood over. Space for a fridge/freezer. Plumbing for dishwasher. Recessed spotighting. Tiled flooring. uPVC double glazed window. upVC door with glazing inset opening to the side elevation. Double panelled radiator.

## First Floor

### Landing

Handrail to the staircase.

### Bedroom One

11'6 x 10'09 to the wardrobe

Floor to ceiling built-in wardrobes to one wall. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

### En-suite Shower Room

The white suite comprises a fully tiled corner cubicle with thermostatic rainfall shower over and a combination vanity unit incorporating the W.C. and hand wash basin with storage below. Storage cupboards. Mirror-fronted bathroom cabinet. Tiled flooring. Underfloor heating. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

### **Bedroom Two**

11'06 x 8'10

Fitted mirror-fronted wardrobe. uPVC double glazed window. Single panelled radiator.

### **Family Bathroom**

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Mirror-fronted storage cupboards. Electric shaver point. Fully tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

### **Second Floor**

#### **Landing**

Handrail to the staircase.

### **Bedroom Three**

11'10 x 9'04

Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Bedroom Four**

12'00 x 9'06

Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Third Floor**

#### **Attic Space**

18'2 x 9'7

Storage cupboards to two sides which stretch to the eaves. Laminate flooring. uPVC double glazed window. Double panelled radiator.

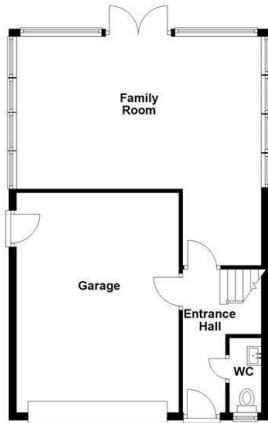
### **Outside**

#### **Gardens**

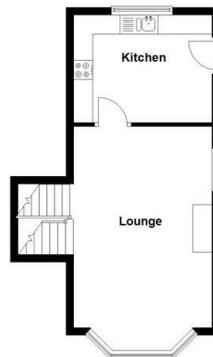
To the front of the property there is a good sized block-paved driveway providing off-road parking and access to the Garage as well as a neat lawn with planted borders. The fully enclosed garden to the rear is beautifully landscaped featuring multi-level patios, charming dry-stone walls and a raised, a feature fish pond, neatly maintained lawn and attractive, mature planting throughout ensuring year-round interest and a tranquil outdoor setting. The garden enjoys outdoor ambient lighting, power and water supply. Included within the sale is a timber garden shed.

**£450,000**

Lower Ground Floor



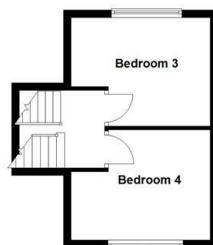
Upper Ground Floor



First Floor



Second Floor



Third Floor

