







## 1, Shakespeare Court, Macclesfield, Cheshire SK11 8XU

A beautifully presented four-bedroom detached home, ideally positioned at the head of a quiet cul-de-sac in one of Macclesfield's most sought-after residential areas. Perfectly suited for family living, the property is within easy walking distance of Macclesfield Academy and Macclesfield College, while the town centre is just a short drive away offering both convenience and a tranquil setting.

The well-appointed accommodation briefly comprises: an entrance hall, a spacious lounge, and an impressive open-plan breakfast kitchen/dining room. Additional ground floor spaces include a utility room, playroom, and a contemporary downstairs shower room. To the first floor, there are four well-proportioned bedrooms and a stylish family bathroom, providing ample space for growing families.

Externally, the property boasts a generous driveway to the front, offering extensive off-road parking. To the rear, the well-maintained, fully enclosed garden is predominantly laid to lawn, complemented by a stone-flagged patio and an attractive raised decked seating area with a pergola, ideal for outdoor dining and relaxation.

Combining generous living space, modern style, and a highly desirable location, this outstanding home presents an exceptional opportunity for families and discerning buyers alike.

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 town centre proceed along Park Lane turning left at the traffic lights into Ryles Park Road. At the 'T' junction turn left then second right into Avonside Way and left again into Hathaway Drive. Shakespeare Court can be seen on the left hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Handrail to the staircase. Understairs storage cupboard. Recessed spotlighting.

### Lounge

14'00 x 9'09

Media wall with Sonos speaker system and living flame effect fireplace. Picture rail. T.V. aerial point. uPVC double glazed leaded style windows to the bay. Double panelled radiator.

### Breakfast Kitchen

25'11 x 10'01 max

Kitchen island and breakfast bar housing a one and a half bowl stainless steel inset sink with mixer tap, base units and a contrasting quartz work surface. An additional range of matching base and eye level units with contrasting quartz work surfaces and matching splashbacks. Under unit lighting. Integrated Indesit single oven with microwave above. Integrated four ring induction hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Recessed spotlighting. T.V. aerial point. uPVC double glazed window. Vertical radiator. Open way through to the Dining Room.

### Dining Room

12'10 x 8'07

Wooden panelling to feature wall. Wall light points. Atrium rooflights. uPVC double glazed patio doors and sliding doors opening onto the rear garden. Column radiator.

### Utility

6'01 x 5'05

A range of base and eye level units with contrasting work surfaces over. Cupboard housing the Main combination condensing boiler. Plumbing for automatic washing machine. Integrated fridge/freezer. Extractor fan. Recessed spotlighting.

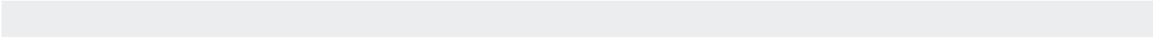
### Shower Room

The suite comprises a fully tiled cubicle with Mira electric shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Recessed spotlighting. Extractor fan. Vertical chrome heated towel rail.

### Playroom/Study

11'00 x 8'05

Recessed spotlighting. uPVC double glazed leaded style windows to the bay. Double panelled radiator.



## First Floor

### Landing

Spindle balustrade to the staircase. Access to a boarded loft via a pull-down ladder. Airing cupboard with shelving.

### Bedroom One

13'02 to eaves storage x 8'11

Built-in wardrobes to the eaves.. Wall light points. uPVC double glazed window. Double panelled radiator.

### Bedroom Two

12'10 x 8'11

Recessed spotlighting. uPVC double glazed leaded style window. Single panelled radiator.

### Bedroom Three

11'05 x 8'11

Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

### Bedroom Four

8'03 x 6'11

Storage cupboard. uPVC double glazed leaded style window. Single panelled radiator.

### Bathroom

The white suite comprises a panelled bath with dual-headed thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Electric shaver point. Wall-mounted LED mirror. Partially tiled walls. Tiled flooring. Storage cupboard. uPVC double glazed window. Vertical chrome heated towel rail.

### Outside

### Gardens

The property is approached via a full-width hard-standing driveway providing off-road parking. The fully enclosed garden to the rear is accessed from the front via wooden gate and incorporates a stone-flagged patio and further decked seating area together with a neat lawn bordered by mature planted beds.

**£450,000**

HOLDEN & PRESCOTT

