HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

59 Langley Road, Macclesfield, SK11 0DG





59, Langley Road, Macclesfield, Cheshire SK11 0DG

Situated in the heart of the much-loved semi-rural village of Langley, this charming cottage offers a wonderful combination of character, comfort and an enviable setting. While the property presents a welcoming exterior, its true appeal is revealed beyond the threshold, where the accommodation and delightful gardens combine to create a particularly attractive home.

A porch provides access to the ground floor, where the accommodation comprises a lounge and a quality fitted dining kitchen. The kitchen flows through to a useful utility room, which in turn provides access to the rear garden. There is also access to a cellar. To the first floor are two well-proportioned double bedrooms and a newly fitted shower room. The property benefits from gas central heating and uPVC double glazing.

Externally, the property is set back from the road behind a neat front garden, while the principal garden lies to the rear. Fully enclosed and offering a wonderful space for relaxing and entertaining, the garden enjoys beautiful views towards Teggs Nose and the surrounding countryside.

Langley is a picturesque semi-rural village situated approximately three miles south of Macclesfield and is renowned for its strong community spirit and beautiful surrounding countryside. The village is home to several popular public houses, including The Church House and The St Dunstan, both of which are firm favourites with local residents and visiting walkers alike. A variety of community events and local activities take place throughout the year, adding to the village's welcoming atmosphere.

The main road through Langley leads directly towards Macclesfield Forest, providing access to an abundance of scenic walks and outdoor pursuits. The village also provides an excellent starting point for the ascent of Shuttlingsloe, often referred to as the 'Matterhorn of Cheshire', as well as easy access to the beautiful Teggs Nose Country Park.

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.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
Stable style front door. Courtesy light. Tiled flooring. Windows.

Lounge
12'5 x 11'5
Open fire with cast iron surround and hearth. Meter cupboard to chimney recess. Ceiling rose. Wall light points. T.V. aerial point. LVT flooring. uPVC double glazed window. Single panelled radiator.

Kitchen
12'10 x 9'4
Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and white metro tile splashbacks. Integrated single oven. Five ring gas hob with extractor hood over. Integrated fridge. Integrated dishwasher. Integrated bin unit. Downlighting. LVT flooring. Open way through to the Utility.

Utility Room
11'4 x 5'1
Stainless steel sink with mixer tap and base unit below. A range of base and eye level units with contrasting work surfaces. Integrated washing machine. Integrated freezer. Cupboard housing the combination condensing boiler. LVT flooring. uPVC double glazed window. uPVC back door with glazing inset. Anthracite grey vertical radiator.

First Floor

Landing
Handrail to the staircase. Loft access. Ventilation system.

Bedroom One
12 x 9
Built-in storage cupboard. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Two
11 x 10
Built-in storage cupboard with hanging rail and shelving. uPVC double glazed windows. Single panelled radiator.

Bathroom
6 x 6
The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over, washbasin with mixer tap and vanity storage drawers below and a low suite W.C. Ceiling cornice. Downlighting. Electric shaver point. Extractor fan. Partially tiled walls. Tiled flooring. Mirrored bathroom cabinet. Chrome heated towel rail.

Cellar
Lighting installed. Shelving.

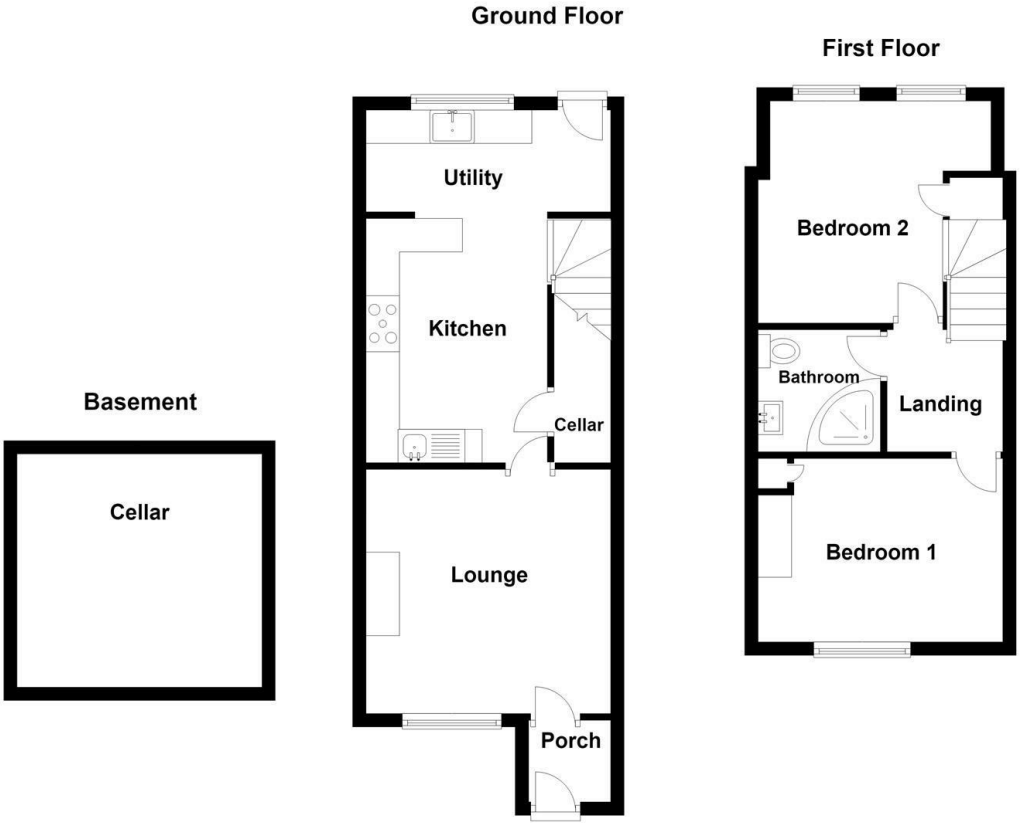
Outside

Garden
The property is set behind a traditional dry stone wall and a neat front garden, featuring well-stocked planted borders and attractive stone-flagged areas. To the rear, the fully enclosed garden offers a variety of seating areas, including a flagged patio, raised patio and decked area, providing plenty of space for outdoor dining and relaxation. A particular highlight is the fabulous outlook, with far-reaching views towards Teggs Nose and the surrounding countryside.

£265,000

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