HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

35 Kendal Road, Macclesfield, SK11 8PJ

35, Kendal Road, Macclesfield, Cheshire SK11 8PJ

Situated on Kendal Road, this attractive three-bedroom end-of-terrace home offers spacious, well-balanced accommodation, ideally positioned just a short drive from Macclesfield town centre and within close proximity to highly regarded local schools.

The property is approached via a walled front garden and comprises an entrance hall, lounge, and a modern open-plan dining kitchen to the ground floor. To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the fully enclosed rear garden features fence-panelled borders, a stone-flagged patio, and a raised wooden decking seating area complete with pergola creating an ideal outdoor space for relaxation and socialising. A timber-built shed is also included within the sale. Residents' parking is available to the front of the property.

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, on 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 continuing over the lights into Ivy Lane. Take the third turning on the left hand side into Kendal Road and then the fourth right into Somerton Road. Sherbourne Road is the third right and the property can be found on the right hand side shortly after Somerton Road.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset and adjoining. Spindle balustrade to the staircase. Tiled flooring. Single panelled radiator.

Lounge
16'05 x 10'06
Feature fireplace with timber surround and mantel. Ceiling cornice. uPVC double glazed windows to two elevations. Double panelled radiator.

Dining Kitchen
16'04 x 15'08 l-shaped
Single drainer one and a half bowl composite sink unit with extendable hose style mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and spashbacks. Space for a range style cooker. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for tumble dryer. Cupboard housing the Vaillant combination condensing boiler. Understairs storage cupboard. Recessed spotlighting. Tiled flooring. uPVC double glazed windows. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

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

Bedroom One
13'02 x 9'04
uPVC double glazed window. Single panelled radiator.

Bedroom Two
10'07 x 9'08
Storage cupboard. uPVC double glazed window. Double panelled radiator.

Bedroom Three
10'08 x 6'08
Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, thermostatic rainfall shower and additional shower attachment, a washbasin with mixer tap and vanity storage below and a low suite W.C. Storage cupboard. Fully tiled walls. Tiled flooring. Recessed spotlighting. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
The property is set behind a paved and gravelled front garden, enclosed by a brick-built border wall with a wrought iron gate. To The fully enclosed rear garden is mainly laid to lawn with mature planted borders and features a stone-flagged patio providing an ideal space for outdoor seating and entertaining. Included within the sale are a timber-built pergola and a timber-built garden shed which benefits from electrical power.

Tenure
Freehold

£229,950

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snuggle

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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