





3, Acton Place, Macclesfield, Cheshire SK11 8RB

Originally constructed in the 1950s and thoughtfully extended over the years, this appealing three-bedroom home offers well-proportioned accommodation arranged over two floors. The property has been exceptionally well maintained and is presented in excellent condition throughout, providing a comfortable home that is ready to move straight into.

Acton Place is a small and desirable cul-de-sac situated just off Chester Road, occupying a particularly convenient position close to a range of local amenities and well-regarded schools. Macclesfield town centre is also just a short drive away, making the location ideal for both families and those seeking everyday convenience.

The accommodation briefly comprises an entrance porch, spacious open-plan lounge and dining room, kitchen and rear porch to the ground floor. To the first floor, there is a principal bedroom with en-suite bathroom, two further double bedrooms and a separate family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is approached via a gated driveway which continues beneath a useful car port and leads to a single garage, providing excellent off-road parking together with valuable additional storage.

To the rear, the fully enclosed garden provides an attractive and private outdoor space, incorporating a raised stone-flagged patio, well-maintained lawn and established planted borders. A versatile area, the garden is well suited to outdoor entertaining, relaxing and family use.

Offering generous three-bedroom accommodation, excellent presentation, good parking and an attractive enclosed garden, all within a highly convenient location, this is a superb opportunity for those seeking a well-maintained home requiring little in the way of immediate improvement.

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 in a westerly direction along Chester Road. Pass over the roundabout with Ivy Road and Acton Place is the second turning on the left hand side. The property is situated on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Composite front door with glazing inset. Tiled flooring. Classic column radiator.

Lounge

18'8 x 13'7 max

Living flame gas fire set within a feature fireplace. T.V. aerial point. Ceiling cornice. Picture rail. Stripped oak flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room

17'7 x 10'11 max

Living flame gas fire with a marble hearth, timber surround and mantel. Ceiling cornice. Picture rail. Stripped oak flooring. uPVC double glazed window to the side elevation. uPVC double doors opening onto the rear garden. Double panelled radiator.

Inner Hallway

Handrail to the staircase. Understairs cloaks cupboard. Ceiling cornice. Picture rail. Tiled flooring. Composite back door with glazing inset opening onto the garden. Double panelled radiator.

Breakfast Kitchen

11'1 x 9'10

One and a half bowl single drainer ceramic sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces extending to a breakfast bar. Integrated Neff double oven, warming drawer and microwave. Integrated five ring induction hob with Neff extractor hood over. Pull-out pantry style cupboard. Integrated Neff dishwasher. Built-in cupboard with space to house a free-standing fridge/freezer. Utility cupboard with plumbing for washing machine and space for a tumble dryer. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Composite door with glazing inset opening at the side elevation. Anthracite grey vertical radiator.

Rear Porch

Handrail to the staircase. Understairs storage cupboard. Ceiling cornice. Picture rail. Tiled flooring. Double panelled radiator. uPVC door to the rear garden.

First Floor

Landing

Handrail to the staircase. Ceiling cornice. Picture rail. Loft access. Two uPVC double glazed windows.

Bedroom One

14'3 max x 10'8

Floor to ceiling fitted mirror-fronted wardrobes. Picture rail. Built-in airing cupboard. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

En-suite Bathroom

The white suite comprises a panelled bath with mixer tap. hand-held shower attachment and additional thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Recessed spotlighting. Extractor fan. Fully tiled walls. tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two

11'1 x 10'9

Picture rail. uPVC double glazed window. Single panelled radiator.

Bedroom Three

11'1 x 7'11

Loft access. uPVC double glazed window. Double panelled radiator.

Bathroom

Panelled bath with mixer tap and Triton electric shower over. Pedestal washbasin with mixer tap. Low suite W.C. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Car Port

Lighting installed.

Outhouse

Ideal for storage.

Garage

18'1 x 9'3

Up and over door. Light.

Gardens

The property is set back behind a gated driveway providing ample off-road parking and access to the garage. The attractive garden to the rear is fully enclosed and includes a raised stone flagged patio and a well-maintained lawn with planted borders.

Tenure

Freehold

£440,000

HOLDEN & PRESCOTT





