





## 5, Arbour Close, Macclesfield, Cheshire SK10 2JA

\*\*\*NO ONWARD CHAIN\*\*\*This beautifully presented three-bedroom home occupies a superb position within a quiet cul-de-sac, just a short walk from local amenities, highly regarded schools, and nearby open spaces.

Offering generous and versatile living accommodation, the property also benefits from additional office space, making it ideal for home working or use as a hobby room.

In brief, the accommodation comprises an entrance hall, comfortable lounge and a kitchen that opens through to the dining room, with direct access to the garden. The ground floor also benefits from a utility room with W.C. and an additional storage room. To the first floor, there are three well proportioned bedrooms and a family bathroom. The home is warmed by gas central heating and benefits from newly installed uPVC double glazing.

Set back from the road, the property is approached via a private driveway offering off-road parking. To the side, a raised bed with mature trees adds greenery and privacy, while an electric vehicle charging point provides modern convenience. To the rear, the property boasts a fully enclosed garden with a paved patio, a well-maintained lawn, and attractively planted borders. It also features a brick-built office and a timber-clad workshop, both fitted with power and lighting, while the workshop further benefits from the addition of solar panels.

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 Beech Lane past Tytherington High School to the traffic lights. Turn right into Brocklehurst Way and second right into Arbour Close.

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

## Ground Floor

### Entrance Hall

uPVC front door with decorative glazing inset. Handrail to the staircase. Ceiling cornice. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### Lounge

12'10 x 10'11

Multi-fuel stove set within the chimney breast with a timber mantel and stone hearth. T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Kitchen.

### Kitchen

14'3 x 10'7

One and a half bowl composite sink unit with mixer hose tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated dishwasher. Space, plumbing and power for an American style fridge/freezer. Understairs storage cupboard. Laminate flooring. Double panelled radiator. Serving hatch and open way to the Dining Room.

### Dining Room

18'6 x 12'1 reducing to 11'0

uPVC double glazed window. uPVC door with double glazed panel inset opening onto the garden. Downlighting. Laminate flooring. Double panelled radiator.

### Utility Room

Stainless steel sink with mixer tap. Work surfaces. Plumbing for automatic washing machine. Space for tumble dryer. Low suite W.C.

### Side Store

20'2 x 7'2

uPVC door with double glazed panel inset. Power and light.

## First Floor

#### **Landing**

Handrail to the staircase. Access to a boarded loft. uPVC double glazed window.

#### **Bedroom One**

13'3 x 10'1

Wooden panelling to feature wall. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Two**

10'8 x 10'1

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

7'3 x 5'8 extending to 9'11

Storage cupboard with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. uPVC double glazed windows. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

To the front of the property there is a good size driveway with parking for at least two vehicles as well as a raised gravel bed planted with mature trees. To the rear is a fully enclosed garden incorporating a patio seating area, neat lawn and raised border.

##### **Office**

19'8 x 10'10

uPVC door. uPVC windows. Downlighting. Radiator.

##### **Work Shop**

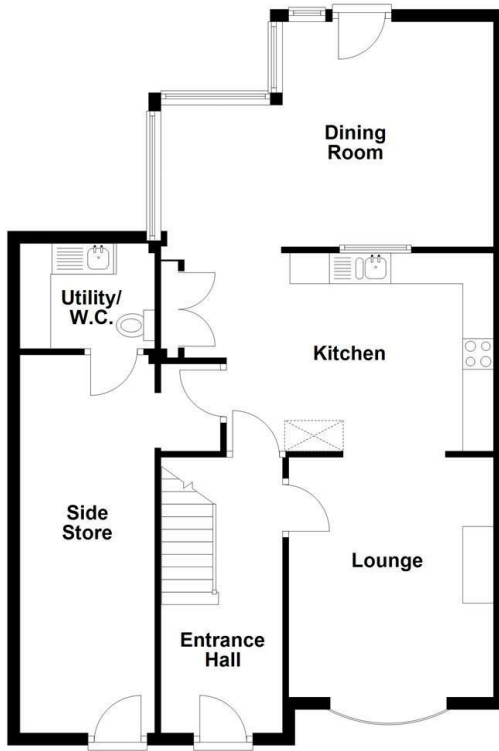
20'11 x 11'6 at maximum

Power and light. Triple glazed window.

**£400,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

