





27, Langdale Close, Macclesfield, Cheshire SK11 7YS

Langdale Close is a beautifully presented three-bedroom semi-detached home, ideally suited to family living. Tucked away towards the end of a quiet cul-de-sac, the property enjoys a convenient position close to local schools and amenities. Maintained in immaculate condition throughout, it offers well-planned, contemporary accommodation.

The accommodation briefly comprises an entrance hall, an open-plan lounge and breakfast kitchen with stylish herringbone flooring, and a versatile dining room/study to the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set behind an artificial lawn with fenced boundaries, alongside a tarmacadam driveway providing access to the garage for additional parking and storage. To the rear is a fully enclosed, thoughtfully landscaped garden featuring artificial lawn, raised slate beds and two decked seating areas, enjoying a desirable south-westerly aspect, ideal for afternoon and evening sun.

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 along Park Lane turning left at the Flower Pot into Congleton Road. Take the second turning on the right into Thornton Avenue and left after the shops into Coniston Way, right into Thirlmere and second right into Langdale Close.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Recessed spotighting. Herringbone style Karndean flooring. uPVC double glazed window. Vertical radiator.

Lounge

14'00 x 10'11 increasing to 12'04

Contemporary and stylish living flame gas fire set within the chimney breast. Recessed spotighting. Herringbone style Karndean flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Breakfast Kitchen.,

Breakfast Kitchen

15'07 x 10'06

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces over. Integrated single oven. Integrated four ring induction hob with extractor hood over. Integrated dishwasher. Matching island unit with wood block surface housing an Integrated wine fridge and Integrated fridge/freezer. Understairs storage cupboard. Ceiling cornice. Recessed spotighting. Herringbone style Karndean flooring. uPVC double glazed window. uPVC double doors opening onto the rear garden. Vertical radiator. Open way through to the Study.

Dining Room/Study

10'11 x 8'07

Ceiling cornice. uPVC double glazed window. uPVC double doors opening onto the rear garden. Herringbone style Karndean flooring. Part carpeted. Vertical radiator.

First Floor

Landing

Ceiling cornice. Recessed spotighting. Glass balustrade to the staircase. Access to a partially boarded loft. uPVC double glazed window.

Bedroom One

13'00 x 8'08

Ceiling cornice. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'04 x 8'08

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'08 x 6'08 max

Airing cupboard housing the combination condensing boiler. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic rainfall shower and additional shower attachment over, a vanity washbasin with mixer tap storage below and a low suite W.C. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Vertical heated towel rail.

Outside

Garage

17'00 x 8'05

Up and over door. Power and light. Shelving. Single drainer stainless steel sink unit with mixer tap and base unit below. A range of base level units with wood block work surfaces over. Plumbing for automatic washing machine. Space for tumble dryer. Space for a fridge freezer.

Gardens

The property sits behind a small neat artificial lawn garden as well as a tarmacadam driveway providing off-road parking and access to the garage. The garden to the rear is fully enclosed within fenced panel borders and includes an artificial lawn, raised slate beds and two decked seating areas and enjoys a sunny south westerly aspect.

Tenure

Freehold with an annual chief rent of £10.00.

£345,000





