HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

5 Juniper Rise, Macclesfield, SK10 4XT





5, Juniper Rise, Macclesfield, Cheshire SK10 4XT

Situated within a quiet cul-de-sac, this three-bedroom detached property has been a much-loved family home over the years and now presents an excellent opportunity for a prospective purchaser to update and personalise the accommodation to their own tastes and requirements. The property is conveniently positioned within close proximity of local schools, including the highly regarded Fallibroome Academy, a children's play area and Macclesfield Leisure Centre.

The accommodation briefly comprises; an entrance vestibule, downstairs W.C., lounge, separate dining room and kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property benefits from gas-fired central heating, with a new combination boiler installed in 2025, together with uPVC double glazing throughout.

Externally, the property is complemented by a lawned front garden, while a driveway to the side elevation provides ample off-road parking and access to the spacious garage, which benefits from power, lighting and a rear access door leading directly onto the patio. To the rear, the manageable, south-facing garden offers an attractive outdoor space, featuring a sunny patio area, well-maintained lawn and a selection of mature shrubs and perennial plants within the surrounding borders, creating an ideal setting for relaxing and entertaining.

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 the Prestbury Road, turning left at the roundabout into Victoria Road. At the top of Victoria road take the third exit into Priory Lane. At the next mini roundabout take the first exit into Drummond way and then immediately left. Juniper Rise is the first turn in on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
Hardwood front door with glazing inset. Ceiling cornice.

W.C.
Low suite W.C. Washbasin with tiled splashbacks. Timber framed single glazed leaded style window. Single panelled radiator.

Dining Room
13'2 x 7'00
Ceiling cornice. Handrail and spindle balustrade to the staircase. uPVC double glazed leaded style window. Double panelled radiator.

Lounge
15'10 x 13'2
Fireplace. Ceiling cornice. uPVC double glazed window. Single panelled radiator. Double panelled radiator. uPVC double doors opening onto the rear garden.

Kitchen
13'1 x 8'4
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Hotpoint single oven. Integrated Zanussi four ring gas hob with extractor hood over. Plumbing for washing machine. Space for free-standing fridge/freezer. Understairs storage cupboard. uPVC double glazed leaded style window. Hardwood door with glazing inset opening at the side elevation. Double panelled radiator.

First Floor

Landing
Handrail and spindle balustrade to the staircase. Loft access. Airing cupboard housing the Vaillant gas central heating and domestic hot water boiler as well as the water cylinder. uPVC double glazed leaded style window. Single panelled radiator.

Bedroom One
13'5 x 9'3
Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Two
9'11 x 9'3
Floor to ceiling fitted wardrobes. uPVC double glazed leaded style window. Single panelled radiator.

Bedroom Three
9'10 x 6'3 max
uPVC double glazed window. Single panelled radiator.

Bathroom
The suite comprises a panelled bath with mixer tap, a pedestal washbasin with mixer tap and a low suite W.C. with concealed cistern. Wall-mounted mirror-fronted bathroom cabinet. Partially tiled walls. uPVC double glazed leaded style window. Single panelled radiator.

Outside

Gardens
To the front of the property is a well-maintained garden, alongside which a tarmacadam driveway provides off-road parking for two vehicles and access to the garage. The fully enclosed rear garden offers a pleasant outdoor space, featuring a wrap-around stone-flagged patio, a well-kept lawn and attractive, well-stocked beds and borders.

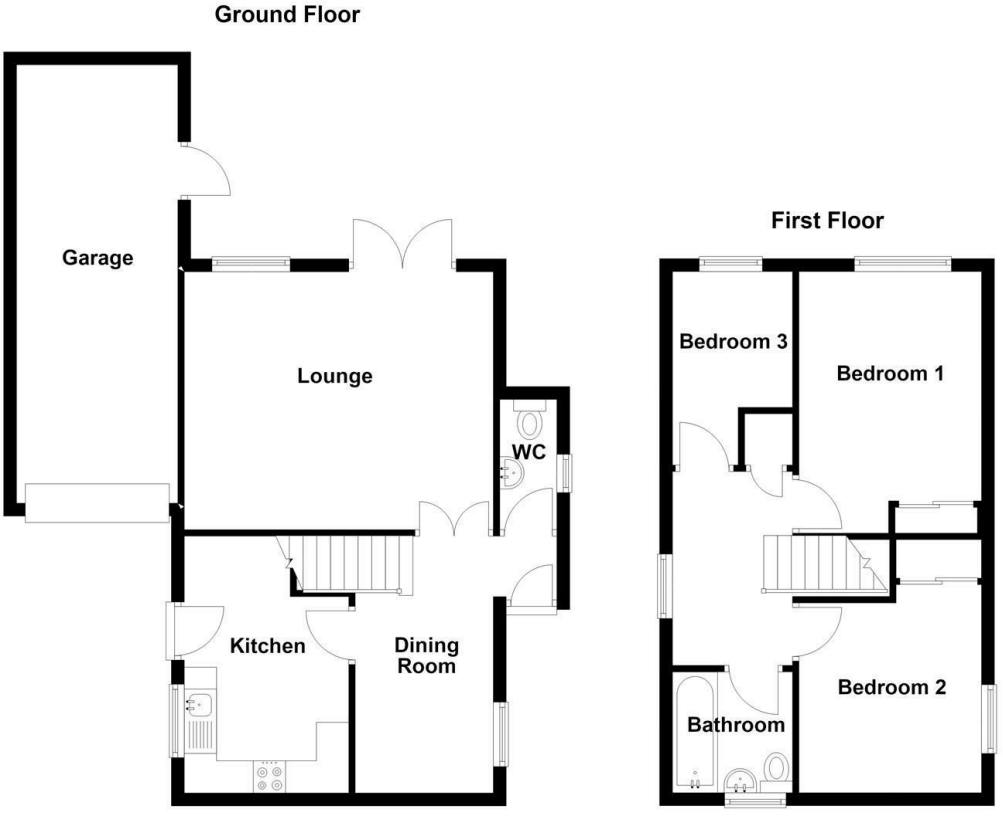
Garage
22'4 x 8'2
Up and over door. Power and light. Partially boarded loft space. Door to rear garden.

Tenure
Freehold

£350,000

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