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# 1 Alveston Close, Macclesfield, Cheshire, SK10 3RW

** NO ONWARD CHAIN ** A beautifully appointed and MOST IMPRESSIVE deceptively spacious FOUR BEDROOM detached family home forming part of the popular development off Victoria Road. Conveniently located within close proximity to multiple local schools, Macclesfield General Hospital and the many amenities of Macclesfield Town Centre. The property comprises in brief, entrance vestibule, well proportioned living room, open plan dining kitchen, utility and downstairs WC. To the first floor are four well proportioned bedrooms (master with en-suite facilities) and a stylish family bathroom. To the front is a driveway providing off road parking for two vehicles and leads to the integral garage with an attractive lawn to the side with an array of shrubs and plants. The mature garden is a real feature and has been skilfully landscaped with a stone seating area to sit and relax with an additional patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.

# £475,000

## Viewing arrangements
## Viewing strictly by appointment through the agent
## 01625 434000

**Location**
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

**Directions**
Proceed out of Macclesfield along Victoria Road, passing Macclesfield General Hospital on your left hand side. Take the fifth turning on the right hand side onto Home Farm Avenue and the forth right onto Alveston Close where the property will be found on the left hand side.

**Entrance Vestibule**
Accessed via a composite front door. Staircase to the first floor. Karndean floor. Radiator.

**Living Room**
17'0 x 10'10
Elegantly presented living room featuring a coal effect gas fire and marble style surround. Ceiling coving. Double glazed bay window to the front aspect. Square arch through to the dining room. Two radiators.

**Open Plan Dining Kitchen**
23'10 x 9'0

**Dining Area**
13'0 x 9'0
Ample space for a dining table and chairs. Karndean floor. Recessed ceiling spotlights. Ceiling coving. Double glazed window to the rear aspect. Radiator.

**Kitchen**
9'0 x 8'10
Tastefully presented kitchen comprising a range of handless base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Induction hob with contemporary extractor hood over. Built in double oven. Integrated dishwasher and fridge/freezer all with matching cupboard fronts. Karndean floor. Breakfast bar with stool recess. Recessed ceiling spotlights. Ceiling coving. Double glazed sliding patio doors and window to the rear rear aspect overlooking the garden.

**Utility**
9'4 x 4'10
Fitted with a range of handless base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Space for a washing machine and tumble dryer. Double glazed window and door to the side aspect. Karndean floor. Radiator.

**Downstairs WC**
Fitted with a push button low level WC and wash hand basin. Karndean floor.

**Stairs To The First Floor**

**Bedroom One**
15'0 x 8'5
Double bedroom fitted with a range of floor to ceiling wardrobes, drawers and bedside cabinets. Double glazed window to the front aspect. Radiator.

**En-Suite Shower Room**
Stylish en-suite shower room comprising; walk in shower, push button low level WC and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Double glazed window to the rear aspect.

**Bedroom Two**
12'4 x 8'10
Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Radiator.

**Bedroom Three**
11'0 x 8'0
Double bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

**Bedroom Four**
7'8 x 6'0
Single bedroom fitted with an office desk, cupboard and drawers. Double glazed window to the rear aspect. Radiator.

**Family Bathroom**
Fitted with a stylish white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Built in airing cupboard. Chrome ladder style radiator. Part tiled walls. Double glazed window to the front aspect.

**Outside**

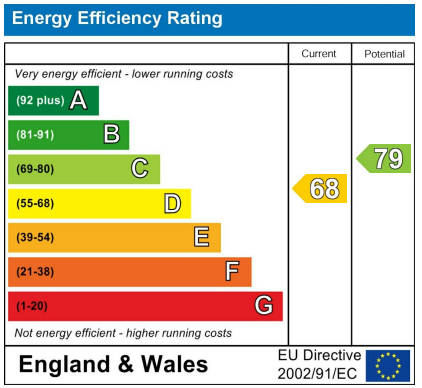
**Driveway**
To the front is a driveway providing off road parking for two vehicles and leads to the integral garage. Electric car charging point.

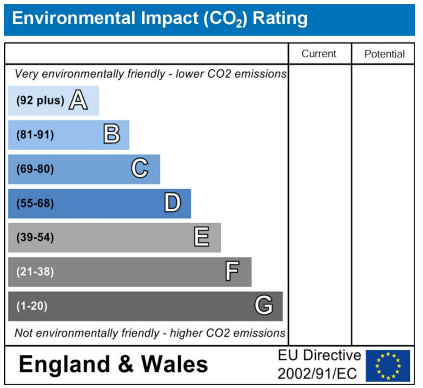
**Integral Garage**
15'0 x 8'8
Electric roller door. Space for additional appliances. Power and lighting. Vaillant boiler. Radiator.

**Private Garden**
The mature garden is a real feature and has been skilfully landscaped with a stone seating area and an additional patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.

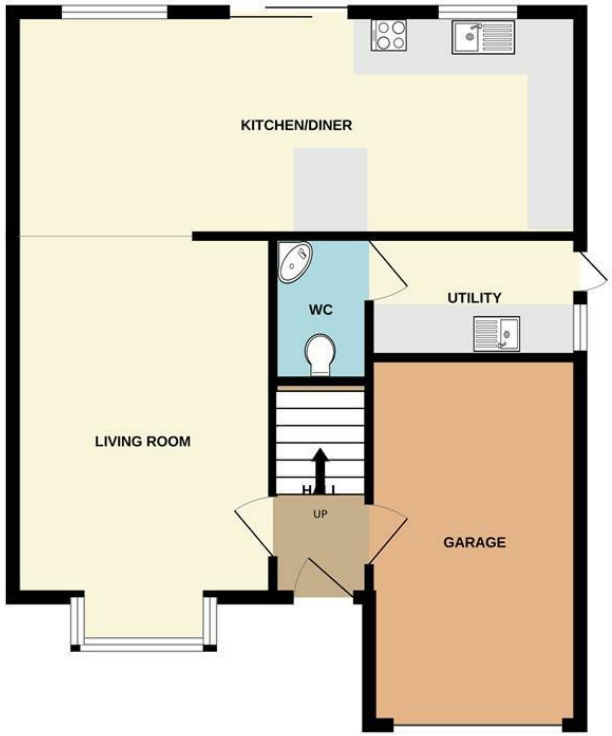
**Tenure**
The vendor has advised us that the property is Leasehold with a term of 999 years from 11 April 1991. The vendor has also advised us that the property is council tax band E.
We would recommend any prospective buyer to confirm these details with their legal representative.

**Anti Money Laundering - Note**
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



GROUND FLOOR




1ST FLOOR

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