



HOLDEN & PRESCOTT

40 Westminster Road,
Macclesfield SK10 3AJ



Westminster Road is a popular residential road and so well placed for a wide range of recreational facilities including West Park and lovely walks down the Bollin Valley. This is property which has been both extended and upgraded to create what is now a beautiful home. From the kitchen and bathroom fittings to the oak joinery and log burning stove the quality is consistent throughout and a joy to behold. On the ground floor there is an enclosed porch, living room and an 18' dining kitchen with double doors to the garden, whilst to the first floor there are three bedrooms and a tastefully appointed bathroom. The property has been rewired and has the benefit of both gas fired central heating and uPVC double glazing. The garden to the rear is fully enclosed and effectively landscaped. Within the fenced borders there is decorative Indian stone paving, well stocked beds, a substantial timber shed and a log store. Accessed from a garden gate is convenient parking.

The property is a short distance from Macclesfield's town centre. Macclesfield is a thriving business centre with excellent local amenities and a choice of modern leisure and sports facilities nearby. The town is situated on the picturesque Cheshire Plain yet close to the natural beauty of the Peak District National Park.

Residents of Macclesfield have access to good transport links including national motorways, major road networks and intercity trains. Manchester International Airport is only thirteen miles away by road. Both Stockport and Manchester are within comfortable daily travelling distances and there is a regular bus service to neighbouring towns.

Directions

Proceed out of Macclesfield along Cumberland Street turning right at the roundabout into Westminster Road. Continue beyond the turning into Abbey Road, where the property can be found on the right hand side.

Viewing

By appointment through Holden & Prescott

Enclosed Porch

UPVC front door with decorative double glazed panels. Quarry tiled floor. uPVC double glazed side windows.

Living Room 17'4 x 14'10 (5.28m x 4.52m)

UPVC door with double glazed panels. Cast iron multi-fuel stove on a raised Indian limestone hearth with a wooden mantle. Amtico flooring. TV. ariel point. Wall light point. uPVC double glazed oriel window. Contemporary styled cast iron radiator. Oak door with brushed steel fittings through to:

Dining Kitchen 18'10 x 16'10 (5.74m x 5.13m)

Kitchen area 17'4 x 8'0 (5.28m x 2.44m)

One and a half sink unit with mixer taps and base cupboards below. Range of matching, high quality base and eye-level cupboards with brushed steel fittings and contrasting Quartz worktops and splashbacks. Built in AEG oven in brushed steel and four ring halogen hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Pantry with cold shelf. Porcelain tiled floor. Under stairs storage cupboard. Two contemporary styled radiators.

Dining area 16'10 x 9'10 (5.13m x 3.00m)

Quarry tiled floor. Double glazed conservatory style roof. Two wall light points. uPVC double glazed window. uPVC double glazed double doors to the garden. Contemporary styled cast iron radiator.

First Floor

Landing

Loft access. Oak doors with brushed steel fittings to the bedrooms and the bathroom. Single panel radiator.

Bedroom One 12'9 x 10'2 (3.89m x 3.10m)

Built-in wardrobe with hanging rail and shelf in Oak with brush steel fitting. Matching airing cupboard. TV. Ariel point. uPVC double glazed window. Contemporary styled cast iron radiator.

Bedroom Two 10'0 x 8'0 (3.05m x 2.44m)

Built-in wardrobe with hanging rail and shelf in Oak with brush steel fitting. uPVC double glazed window. Single panel radiator.

Bedroom Three 9'6 x 6'11 (2.90m x 2.11m)

uPVC double glazed window. Single panel radiator.

Bathroom

White suite comprising a panelled bath with thermostatic shower and folding screen, pedestal wash basin and a low suite W.C. Porcelain tiled floor. Part tiled walls. Wall light point. Medicine cabinet. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set back behind a walled garden which is paved with well stocked beds. The rear garden is beautifully landscaped with fenced borders providing a high degree of privacy. Within the garden there is decorative Indian stone paving, well stocked beds, a large timber garden shed and a log store.

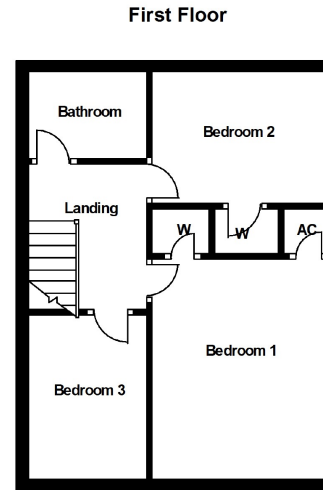
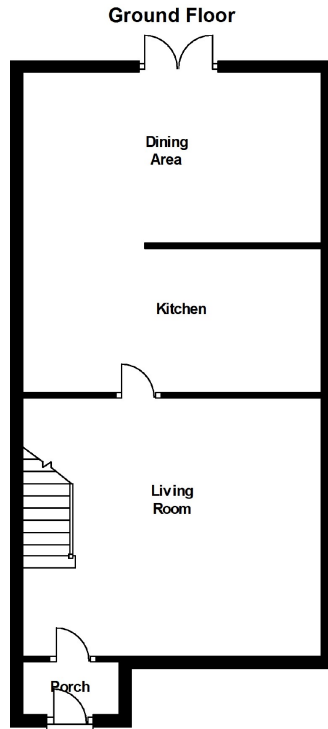
Parking

Beyond the rear boundary and accessed via a wooden gate is convenient parking.

Tax Band: B

£159,950

Floor Plan



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