



Knightsbridge Square, Pavilion Way, Macclesfield, SK10 3GF.  
£257,500

Whittaker & Biggs Est. 1930

## 14 Knightsbridge Square, Pavilion Way

This particularly elegant mews property benefits from having a lovely, easily maintained rear garden and allocated parking spaces, and is located in one of Macclesfield's most sought after 'backwater' locations in the Victoria Road area. The accommodation is arranged over two floors, having a stylish living room /dining room and a very grand high ceiling. The property is beautifully presented and has double glazing and gas central heating throughout. In brief, the accommodation comprises; characterful porch, living room, breakfast kitchen, which is flooded with lots of natural light, landing, two large double bedrooms and a pristine bathroom incorporating a white suite. As mentioned, there is a very pleasant rear garden which is immaculately well-kept and has two patio areas, a lawn, and a gate to the rear access. There are also stunning communal grounds and a parking area directly in front of the mews; the two allocated spaces being the closest to the property. Visitors parking spaces are also available close-by. The property has a very handy location being close to Macclesfield Hospital, excellent primary and secondary schools, and a popular supermarket. The town centre of Macclesfield is also within walking distance. If quality of environment is high on your wish list, then we would highly recommend an early viewing of this splendid home.



## ACCOMMODATION

### Entrance Porch

Characterful porch. Double glazed window to front and arched entry to side.

### Living/Dining Room 15' 6" x 14' 4" into stairs (4.73m x 4.36m into stairs.)

Two radiators. Tall double glazed sash window to front. T.V point. Open plan staircase. Impressive ceiling height of 3.6m. Cloaks storage cupboard.

### Breakfast Kitchen 12' 3" x 8' 7" maximum measurements (3.74m x 2.62m max)

Fitted kitchen units to base and eye level. Integrated gas hob and electric oven. Stainless steel extractor. Tiled splash backs. Breakfast bar. Double glazed rear door with double glazed window above and tall double glazed window to side. Inset spot lights. Integrated fridge freezer and washing machine.

### Landing

Spindled balustrade.

### Bedroom One 14' 5" x 8' 9" increasing to 11'4" into doorway (4.40m x 2.66m increasing to 3.45m max)

Double glazed sash window to front. Radiator. Built-in cupboard.

### Bedroom Two 12' 5" x 9' 9" (3.79m x 2.97m) L-shaped max dimensions

Double glazed sash window to rear. Radiator.

### Bathroom 8' 3" x 5' 3" (2.51m x 1.6m)

Tiled panel bath. Push button W.C. Pedestal wash basin. Ladder towel rail. Tiled walls and floor. Inset ceiling lights.

### Outside

Two patio areas to front and rear. Fenced perimeters and gate to rear. Central lawn and stone chippings. The garden is well-screened to the rear. Communal garden to front and ornate glazed veranda. Two allocated car parking spaces to the front and further visitor parking spaces.

Note:

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Directions

From our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the 'Tesco' roundabout turn left onto Hibel Road. Proceed through the traffic lights and turn right at the roundabout. At the next roundabout take the first exit. At the next roundabout take the second exit onto Prestbury Road and take the first exit, at the mini roundabout, onto Victoria Road. Follow this road for approximately two thirds of a mile and Pavilion Way is on the left. Bear right keeping to Pavilion Way and follow this road round to the very end where you will see a large visitor's car park on the left. From this area take the footpath by the side of

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