



**GASCOIGNE
HALMAN**

VICTORIA ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

VICTORIA ROAD, MACCLESFIELD



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£700,000

Spectacular Victorian Town House

Refurbished To Impeccable Standards Throughout

Five Bedrooms And Two Bathrooms

Accommodation Over Four Floors

Two Reception Rooms And A Cinema Room

High Quality Bespoke Dining Kitchen And Orangery

Quality Fixtures And Fittings Throughout Including New Cast Iron Or Steel Column Radiators With Solid Brass Fixtures

Internal Viewing Needed To Fully Appreciate The Exceptional Accommodation On Offer



No stone has been left unturned to achieve the clients need for perfection in creating this fabulous home. The house is situated in arguably one of Macclesfield's best locations and enjoys gardens to both the front and rear as well as off road parking.

The property has been finished to exacting standards with solid oak herringbone flooring, period style skirting boards, plantation shutters and throughout the windows have been replaced with high quality double glazed sash windows. The property has had a total re-wire with brass sockets and switches as well. A new boiler has been installed as well as new cast iron or steel column radiators with solid brass fixtures.

The property is warmed by gas fire central heating with lovely period style radiators and fittings.

Upon entering the property from the road through a black wrought iron gate you are greeted with a lovely front garden with a fabulous black and white tiled path leading to the arched entrance porch and stunning original front door featuring coloured etched glass.

The entrance hall has the original spindle staircase leading to the first floor and a return to the lower ground floor. It also has herringbone flooring, timber panelled walls and original architraves to the ceiling.

The main lounge is located to the front of the property and has a bay window with plantation shutters, three period style radiators and the herringbone flooring continues into this room. The main focal point of this room is a fabulous cast iron fireplace housing a wood burner and the original hearth. This opens through into the sitting room, again with herringbone flooring and plantation shutters to the rear window.

The open plan dining/kitchen has been extended with an orangery style room finished with Accoya timber windows. The kitchen has been fitted to high quality with a bespoke range of units with Bosch integrated appliances, Dekton worktops, a Quooker hot and sparkling water taps and herringbone flooring. There is a useful reeded panelled utility room/boot room with hidden WC.

To the lower ground floor there is a further utility area beautifully fitted with a range of units, stone work surfaces and space for a washing machine and a tumble dryer. There is also a wine store.

The cinema room is located on this floor with entry via Crittal style doors, a window to the front aspect with plantation shutters, herringbone flooring, a period style radiator and an inset for a 65" television.

To the first floor the landing continues with the lovely panelled walls and a return staircase giving access to the top floor. The master bedroom is of fabulous proportion and has a window with plantation shutters and lovely period style fitted wardrobes.

The second and third bedrooms are great sized double bedrooms, both with views over the rear garden.

The bathroom is stunning with solid Calcutta marble tiled walls and floor, feature bath, a walk in shower cubicle, fabulous vanity hand wash basin and a low level WC with an enclosed system.

The top floor landing has a velux window, panelled walls, an airing cupboard and gives access to the two further double bedrooms, one to the front and one to the rear. These two bedrooms are served by a fabulous bathroom with a walk in shower cubicle, a freestanding bath, his and her wash basin, low level WC and is partly tiled and has fabulous oak timber walls. There is a large cupboard housing the central heating boiler and a window to the side aspect.

Outside to the rear is an attractive large courtyard cottage style area with raised beds filled with an assortment of mature shrubs. There is a brick built storage shed. The rear gate leads to an area with parking for two vehicles and electric car charger, behind this there is further great sized lawned area.

To the front the property is set well back from the road giving an excellent sized frontage laid to lawn and with fabulous hedge and shrub borders, and a lovely tiled path leading to the front door.

LOCATION

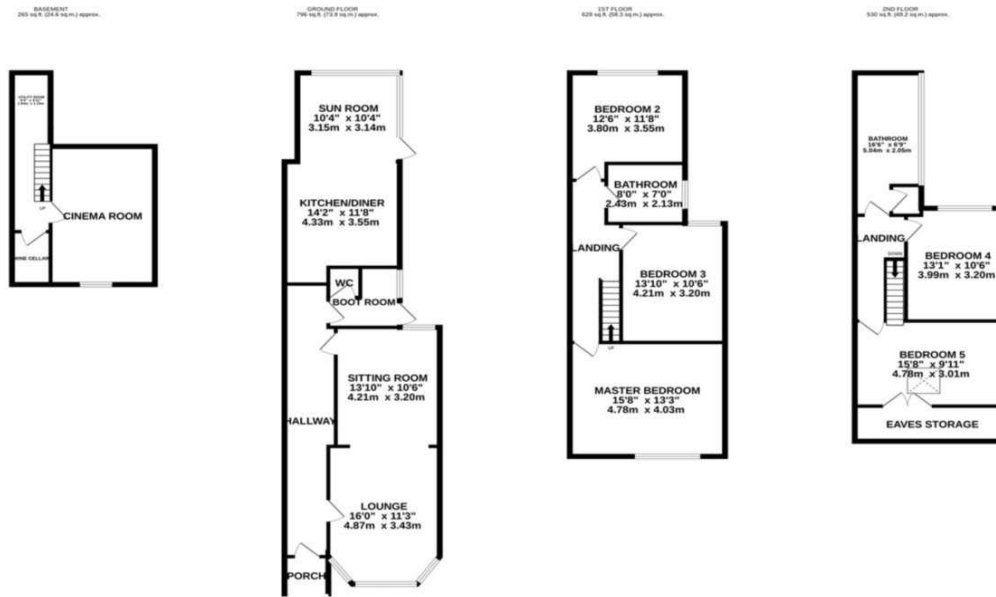
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

POSTCODE: SK10 3JA

EPC RATING D CHESHIRE EAST BAND E

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.



TOTAL FLOOR AREA : 2450sq.ft. (227.6 sq.m.) approx.
 Measurements are Approximate. Not to scale. Illustrative purposes only.
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