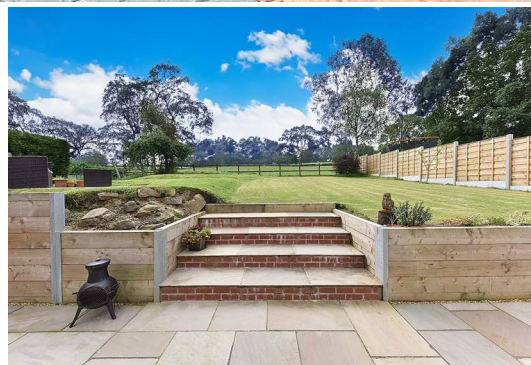




Wright Marshall
Estate Agents

9 MANOR TERRACE, LANGLEY, MACCLESFIELD
SK11 0DW

£600,000



- EXTENDED FOUR BEDROOM PROPERTY
- OPEN VIEWS TO THE REAR
- SOUTHERLY FACING GARDEN

- STUNNING OPEN PLAN KITCHEN
- LARGE LANDSCAPED GARDENS
- FANTASTIC FAMILY HOME.



4



2



3



C

9 Manor Terrace

Langley, Macclesfield, SK11 0DW

Situated in the highly sought-after historic village of Langley, this beautifully extended and impeccably presented family home has been maintained and updated by the current owners. It offers a rare opportunity to purchase a stunning family residence in a desirable location.

Description

Set across two traditional floors, the property is approached via a substantial printed concrete driveway, providing ample parking for multiple vehicles. The driveway is bordered by well-kept lawns, enhancing the home's curb appeal.

Upon entering, you are greeted by a practical porch that opens into a welcoming entrance hallway. Here, you'll find a turned staircase leading to the first floor, along with useful storage. Two separate reception rooms provide private spaces away from the main hub of the house. These include a spacious square-shaped lounge, featuring a cozy log burner and large rear-facing windows offering lovely views of the gardens. Additionally, there is a well-sized home office, perfect for working from home.

They say the heart of the home is the kitchen, and this could not be more true in this case. The sheer size, light, and quality of finish immediately stand out. Natural light pours through the expansive five-meter bi-folding doors and multiple Velux windows set in the part-vaulted ceiling. The kitchen itself strikes the perfect balance between traditional and modern, with shaker-style units complemented by high-gloss quartz countertops. A large central island provides a perfect gathering point for family and friends. Beyond the kitchen, there is a dedicated dining area and space for sofas, creating a popular open-plan "3-in-1" room ideal for modern family living.

The ground floor also includes a convenient fitted utility room with a sink, and a separate two-piece cloakroom.

Upstairs, there are four generously sized bedrooms. The master bedroom is particularly impressive due to its size and its private three piece en-suite shower room, featuring a spacious walk-in double shower. The remaining three bedrooms are served by a stylish, traditional three piece white family bathroom.

Externally, the property benefits from the aforementioned spacious driveway. The southerly facing rear garden is another standout feature,

accessed either from the side of the house or through the extensive bi-folding doors from the kitchen. The garden's impressive size is enhanced by the open, expansive views beyond the post-and-rail fence. A large full-width patio leads to the well kept lawns, with wide, gentle steps connecting the two levels, making it a perfect space for outdoor entertaining.

Given the rarity of properties available in this village, we strongly advise early viewing to avoid missing out on this exceptional home.

Tenure

We believe the tenure to be Freehold.

Porch

Hallway

Living Dining Kitchen

21'8 x 18'6 (6.60m x 5.64m)

Utility

8'9 x 9'0 (2.67m x 2.74m)

W/C

Lounge

14'9 x 14'5 (4.50m x 4.39m)

Study

11'2 x 9'5 (3.40m x 2.87m)

Bedroom One

14'2 x 12'0 (4.32m x 3.66m)

Ensuite

8'9 x 8'8 (2.67m x 2.64m)

Bedroom Two

12'1 x 11'3 (3.68m x 3.43m)

Bedroom Three

12'7 x 8'9 (3.84m x 2.67m)

Bedroom Four

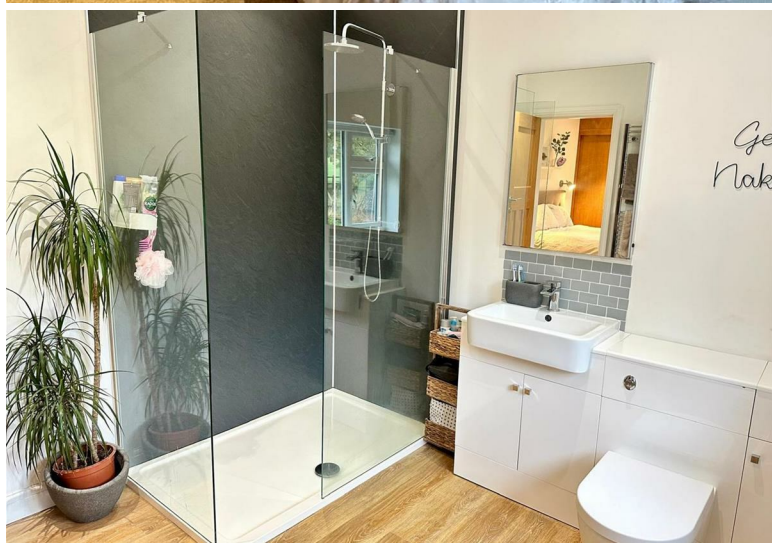
9'2 x 8'9 (max) (2.79m x 2.67m (max))

Bathroom

Storage Cupboard



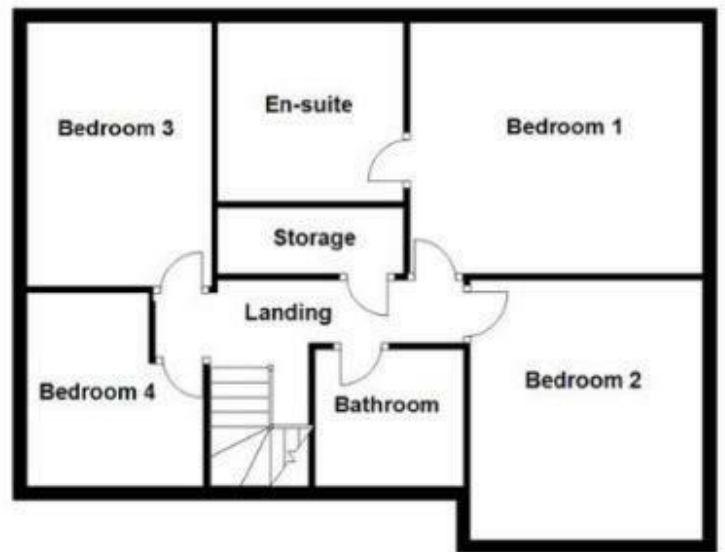




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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