





1a Higher Fence Road, Macclesfield, Cheshire SK10 1PY

This elegant detached home provides tastefully presented accommodation which has a perfect marriage of quality and finesse. Situated at the foothills of the Peak District, this property is perfectly placed on a quiet road and enjoys a highly convenient location with great transport links.

This is a truly remarkable home which carries the EPC rating, Solid oak internal door, two multi fuel stoves and an electrical charging point are some of the quality fittings installed. The property is warmed via gas central heating with double glazing and solar panels also in place.

On the ground floor there is an entrance hall, cloakroom, utility room, lounge and dining kitchen, whilst to the first floor there are three double bedrooms, one of which has an en-suite and a family bathroom.

The property is set behind a neat lawn and block paved drive. To the rear of the property there is a beautifully landscaped garden with a raised lawn, patio, a gravelled area and a range of flower beds.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the Hurdsfield Road. Take the fifth turning on the right hand side into Higher Fence Road where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy lights.

Entrance Hall

Handrail to staircase. Downlighting. Tiled flooring. Wooden front door with double glaze panel. Single panel radiator.

Cloakroom/ W.C.

The white suite comprises of a vanity handbasin with a mixer tap. Low sweet WC. Downlighting. Partially tiled walls. Extractor fan. Tiled floor. Chrome heated towel rail.

Lounge

17'0 x 10'0

Multi fuel stove with stone hearth. TV aerial point. Downlighting. Patio doors to the garden. Double glazed window. Single panel radiators.

Dining Kitchen

18'0 x 10'0

One and a half bowl sink unit with a mixer tap and base cupboard below. There is a range of base and eyelevel cupboards with contrasting worksurface and splashback's. Gas cooker point with extractor hood over. Plumbing for dishwasher. Multi fuel stove with stone hearth.

Utility Room

10'0 x 6'0

1 1/2 bowl sink unit with a mixer tap and base cupboard below. There is a range of base and I have a cupboard with contrasting worksurface and tiled splashback. Plumbing for washing machine space for tumble dryer. Combination style condensing boiler. Downlighting. Extractor fan. Tiled floor. Wooden back door with double glazed panel. Double glazed window. Single panelled radiators.

First Floor

Landing

Spindle balustrade to staircase. Access to a part border loft. Downlighting. Double glaze window. Single panelled radiator.

Bedroom One

13'0 x 10'0

Downlighting. Double glazed window stop sDownlighting. Double glazed window. Single panelled radiator.

Bedroom Two

10'0 x 10'0

Downlighting. Double glaze window. Single panel radiator.

En-Suite

The white suite comprises of a walk-in cubicle with thermostatic shower over. Pedestal wash basin with mixer tap. Low Sweet WC. Downlighting. Extractor fan. Shaver point. Partially tiled walls. Tiled floor. Double glazed window. Chrome heated towel rail working on electric and central heating.

Bedroom Three

10'0 x 9'1

Downlighting. Double glazed window. Single panelled radiator.

Bathroom

The white suite comprises of a P shaped bath with mixer tap and thermostatic shower over. Pedestal wash basin with mixer tap. Low Sweet WC. Downlighting. Extractor fan. Electric shaver point. Partially tiled walls. Tiled floor. Double glazed window. Chrome heated towel rail working on electric and central heating.

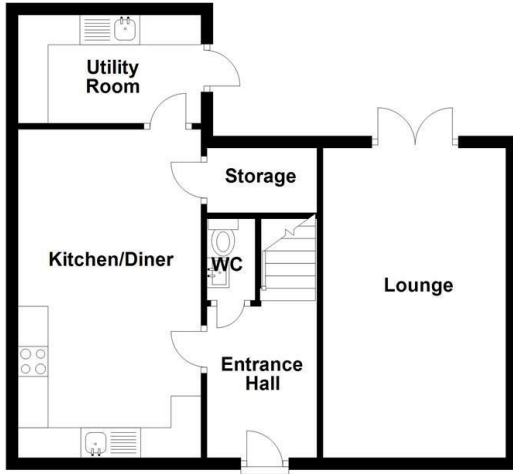
Outside

Garden

To the front of the property there is a block paved drive way with parking for at least two vehicles. There is a electric charging point for one vehicles. Behind a small stone wall there is a raised lawn with planted borders. The rear garden incorporates an Indian stone patio pathways surrounding the property. Within Stone walls and fenced borders there is a raised lawn which is access via stone stairs and a range of tastefully planted beds. The garden enjoys a sunny westerly aspect and attractive outdoor lighting is in situ.

£420,000

Ground Floor



First Floor

