





## 18, Silk Rose Drive, Macclesfield, Cheshire SK11 7HR

This four bedroom detached was built by Eccleston homes as an attractive family home and was finished to an excellent standard and situated in a quiet cul-de-sac. The current vendors have upgraded the property further with a range of quality fixtures and fittings now in situ.

On the ground floor there is an entrance hall, cloakroom, lounge and a fabulous space at the rear of the property which is separated into living, dining and kitchen areas, making this a wonderful area for all of the family to enjoy. To the first floor there are two bedrooms which benefit from en-suite, two further double bedrooms and a family bathroom.

To the front of the property there is a neat lawn, borders and drive which provides off road parking and access to the garage whilst to the rear of the property there is a landscaped garden which incorporates a patio and an artificial lawn. The garden has a south westerly aspect and enjoys the best of the afternoon and evening sun.

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 Park Lane turning left at the Flower Pot public house into Congleton Road. Take the second turning on the left hand side into Moss Lane. Having negotiated the S bend turn right into Moss Chase and follow the road round into Silk Rose Place.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Covered Porch

Courtesy light.

### Entrance Hall

Spindle balustrade to staircase. Karndean flooring. Composite front door with double glazed panel. Understairs storage cupboard with Karndean flooring. Single panelled radiator.

### Cloakroom/ W.C.

The suite comprises a hand basin with mixer tap and tiled splashback. Low suite W.C. Karndean flooring. Double glazed window. Single panelled radiator.

### Lounge

13'8 x 10'8

T.V. aerial point. uPVC double glazed windows to the bay. Single panelled radiators.

### Family Room

18'5 x 15'8

Karndean flooring. uPVC patio doors onto the garden. T.V. aerial point. uPVC double glazed window. Single panelled radiator. Double panelled radiator. Openway through to the Breakfast Kitchen.

### Breakfast Kitchen

15'10 x 9'1

One and a half bowl sink unit with mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting work surfaces and splashbacks which extends to a breakfast bar. Integrated double oven. Four ring gas hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Karndean flooring. uPVC patio doors onto the garden. uPVC double glazed windows. Double panelled radiator.

### Utility Room

8'8 x 4'9

Single drainer sink unit with mixer tap and base cupboard below. Plumbing for washing machine. Space for a tumble dryer. Karndean flooring. Composite back door with double glazed panel to the garden. Door to garage. Single panelled radiator.

### Integral Garage

19'6 x 9'9

Up and over door. Power and light. Central heating boiler.

## First Floor

#### **Landing**

Spindle balustrade to the staircase. Loft access. Storage cupboard. Cupboard housing the hot water cylinder. Double panelled radiator.

#### **Bedroom One**

15'10 x 10'8

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **En-Suite Bathroom**

The suite comprises a fully tiled cubicle with thermostatic rainshower shower head over. Panelled bath with mixer tap. Low suite W.C. Hand basin with mixer tap. Extractor fan. Downlighting. Partially tiled walls. Karndean flooring. Electric shaver point. uPVC double glazed window. Chrome heated towel rail.

#### **Bedroom Two**

12'6 x 9'10

Floor to ceiling fitted wardrobes with sliding doors, hanging rail and shelving. uPVC double glazed window. Double panelled radiator.

#### **En-Suite Shower Room**

The suite comprises a fully tiled walk-in cubicle with thermostatic rainfall shower head over. Hand basin with mixer tap. Low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Karndean flooring. Electric shaver point. Chrome heated towel rail.

#### **Bedroom Three**

11'1 x 9'10

Floor to ceiling fitted wardrobes with sliding doors, hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

14'5 x 9'0 at maximum

Floor to ceiling fitted wardrobe with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Family Bathroom**

The white suite comprises a panelled bath with mixer tap. Double shower cubicle with thermostatic shower. Vanity wash hand basin. Low-suite W.C. Vertical chrome heated towel rail. Karndean flooring. Partially tiled walls. uPVC double glazed window. Recessed spotlighting.

#### **Outside**

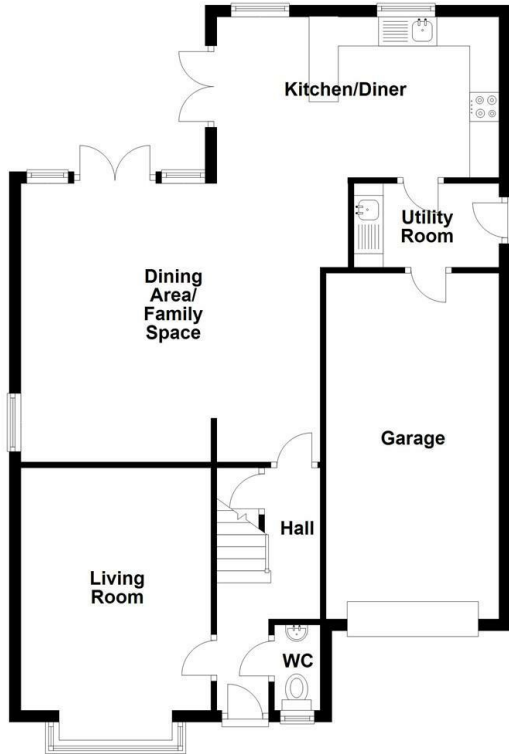
##### **Gardens**

To the front of the property there is a neat lawn with a shrubbed border and a driveway which provides off-road parking for at least three vehicles and access to the single garage. To the rear of the property there is a fully enclosed garden which lies within fenced borders and incorporates a generous patio and an artificial lawn. The current vendors have dressed the garden beautifully and have made a wonderful space in which to enjoy the south westerly aspect.

**£449,950**

HOLDEN & PRESCOTT

Ground Floor



First Floor

