





## 32, Fitzwilliam Avenue, Macclesfield, SK11 0EJ

Named after the Oxbridge Colleges, the Seddon estate in Sutton has always been a highly desirable location in which to live, and justifiably so. Nestled in the heart of this picturesque village, the properties offer generous family accommodation with a lovely local community feel within the beautiful Cheshire countryside with all that it has to offer

Rarely, does one get blown away by what lies beyond the facade, as with this property. The view to the rear is simply stunning. With a generous-sized lawned garden boasting mature beds and borders, the vista towards Teggs Nose and the beautiful rolling countryside is breathtaking and a view one could never tire of. It really does make this property extremely special and a once-in-a-lifetime opportunity to acquire a good-sized family home in a generous plot with an exceptional rear aspect.

Substantially extended to the rear to both floors, in brief, the accommodation comprises, an enclosed porch, entrance hall, cloakroom, lounge, extended 17' dining room, kitchen, and utility room on the ground floor. On the first, there is a master bedroom with an en suite shower room, three further bedrooms, and a family bathroom.

To the front of the property, there is a generous driveway providing ample parking and access to the double garage, while, as mentioned, to the rear, there are good-sized lawned gardens with mature beds and borders and patio areas on which to relax and enjoy the vista.

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 A523 towards Leek. At the traffic lights with Byrons Lane, turn left, signposted Sutton. Proceed along this road, passing Ye Olde Kings Head public house. Take the second left into Selwyn Drive, left again into Gonville Avenue and left again into Fitzwilliam Avenue and the property is immediately on the right hand side.

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

## **Porch**

uPVC double glazed front door and windows to two elevations. Quarry tiled floor. Courtesy light.

## **Entrance Hall**

Understairs storage cupboard. Telephone point. Radiator

## **Cloakroom**

Low suite W.C. with concealed cistern. Vanity wash hand basin with storage unit below. Partially tiled walls. Radiator.

## **Lounge**

17'0 x 11'9

A living flame gas fire set within a slate hearth and surround and timber mantel over. T.V. aerial point. Ceiling cornice. uPVC double glazed window. Double panelled radiator. Double doors to the Dining Room.

## **Dining Room**

17'8 x 13'4

uPVC double glazed sliding patio doors to the rear garden. Two double glazed side windows. Ceiling cornice. Double panelled radiator.

## **Breakfast Kitchen**

14'5 x 10'11

A single drainer one and a half bowl composite sink unit with mixer tap and pine base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. A peninsular breakfast bar. Built-in double oven and built-in four ring Hotpoint electric hob with extractor canopy over. Plumbing for automatic dishwasher. Space for a fridge. Radiator.

## **Utility Room**

10'5 x 7'10

A double drainer stainless steel sink unit with storage units below and additional pine fronted storage units. Plumbing for an automatic washing machine. Space for a freezer. A Worcester gas central heating and domestic hot water boiler. Tiled flooring. Access to the garage. uPVC door to the rear garden.

## **Landing**

uPVC double glazed window. Pressurised hot water system cylinder. Access to loft.

## **Bedroom One**

13'5 x 13'0 increasing to 18'1

Built-in wardrobes. uPVC double glazed windows to three elevations. Double panelled radiator.

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

Fully tiled shower cubicle with thermostatic shower. Vanity wash hand basin with unit below. Low suite W.C. Wall light point. recessed spotlighting. uPVC double glazed windows Double panelled radiator.

#### **Bedroom Two**

14'0 x 10'11

uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

10'8 x 7'8

Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Four**

11'0 x 7'1

Built-in desk and book shelves. uPVC double glazed window. Double panelled radiator.

#### **Bathroom**

A modern suite comprising a panelled bath with thermostatic shower over, vanity wash hand basin with storage units below and a concealed cistern low suite W.C. Partially tiled walls. uPVC double glazed window. Vertical heated towel rail.

#### **Outside**

#### **Garage**

22'7 max x 16'7

Electric up and over door. Power and light. Gas and electricity meters.

#### **Gardens**

To the front of the property there is a block paved driveway providing ample vehicular parking and access to the double garage as well as a generous lawn with mature, well-stocked beds and borders. The jewel in the crown is to the rear of the property as the aspect is simply stunning. There are vast lawned gardens which have a number of patio areas to ensure that the best of the fabulous views towards Teggs nose can be enjoyed. Furthermore, there are well-stocked beds and borders and a vast array of shrubs, bushes and trees which slope away as a wonderful backdrop and which in our opinion, will be justifiably envied.

**£550,000**

**HOLDEN & PRESCOTT**





