





## 10, Roan House Way, Macclesfield, Cheshire SK11 7BY

Roan House Way is a unique development of houses and apartments which were designed by the renowned local architect Rod Hackney. It is a perfect setting for this fabulous three storey town house with an integral double garage.

The property offers spacious, well lit accommodation with the benefit of both gas fired central heating and double glazing.

On the ground floor there is an entrance hall, cloakroom, double garage, rear porch and utility room whilst to the first floor there is a lounge with a balcony, dining room and kitchen. The first floor has three bedrooms with one benefitting for an en-suite and a family bathroom.

One of the attractions of this property is the view over to Hovis Mill, that and the sunny aspect which can be fully appreciated from the balcony, an ideal place to sit, relax and enjoy the vista. Number 10 has its own parking space and there is additional visitor parking available.

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 in an easterly direction towards Buxton along the A537. Immediately after passing over the canal turn right into Roan House Way and the property can be found on the right hand side.

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

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**Covered Porch**

Courtesy light.

**Ground Floor****Entrance Hall**

Front door with double glazed panel. Spindle balustrade and handrail to the staircase. Coat cupboard. Double glazed window. Double panelled radiator.

**Cloakroom/W.C.**

The suite comprises a hand basin with cupboards below and a low suite W.C. Extractor fan. Partially tiled wall. Single panelled radiator.

**Integral Double Garage**

16'5 x 15'0

Electric up and over door. Fitted cupboards. Power and light.

**Rear Porch**

Worcester central heating boiler. Understairs storage cupboard. Door with double glazed panel to the rear garden.

**Utility Room**

Stainless steel sink unit with a base cupboard below. Additional base and eye level cupboards with work surfaces and splashbacks. Space for a fridge/freezer. Plumbing for washing machine. Space for a tumble dryer. Double glazed window.

**First Floor****Landing**

Spindle balustrade and handrail to the staircase. Porthole window. Velux window. Single panelled radiator

**Lounge**

15'10 x 12'3 at maximum

Wood burning stove set within a wooden surround and mantel with a marble hearth. T.V. aerial point. Ceiling cornice. Wall light points. Sliding patio doors onto a balcony. Double glazed window. Single panelled radiator.

**Kitchen**

10'8 x 9'10

Single stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. There is also a matching island breakfast bar with in-built cupboards. Single oven. Four ring gas hob with extractor hood over. Integrated appliances including a dishwasher and fridge. Tiled flooring. Double glazed window. Single panelled radiator.



#### **Dining Room/Bedroom Four**

12'2 x 11'8 at maximum

Double glazed windows. Wall light points. Single panelled radiator.

#### **Second Floor**

##### **Landing**

Spindle balustrade and handrail to the staircase. Cupboard with shelving housing the hot water cylinder.

##### **Bedroom One**

11'10 x 9'8

Loft access. Hanging rail. Double glazed window. Single panelled radiator.

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

The suite comprises a cubicle with thermostatic shower over, wash hand basin with mixer tap and a low suite W.C. Partially tiled walls. Double glazed window. Single panelled radiator.

##### **Bedroom Two**

10'5 x 9'9

Double glazed window. Single panelled radiator.

##### **Bedroom Three**

11'10 x 6'9

Velux window. Single panelled radiator.

##### **Bathroom**

The suite comprises a panelled bath with mixer tap and shower over, a pedestal wash basin with mixer tap and a low suite W.C. Tiled walls. Velux window. Single panelled radiator.

##### **Outside**

##### **Garden**

To the rear is a small patio and lawn bordered by hedging. There is also small shed located under the rear steps leading from the first floor.

**£299,950**

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