





## 18, Grasmere, Macclesfield, Cheshire SK11 8PL

Built by Willan Homes, this link detached property has a lovely location on what is a mature and very popular development. This is a beautifully proportioned family home offering spacious, well-lit accommodation which is presented in good order throughout and has the benefit of both gas-fired central heating and uPVC double glazing.

On the ground floor there is an enclosed porch, hall, cloakroom, lounge, dining room, sunroom, dining kitchen, kitchen and utility, whilst on the first floor, there are three double bedrooms and a bathroom. An extended Tarmac and block-paved drive to the front provides off-road parking for a number of cars as well as access to a double-length tandem garage.

There are generous lawned gardens to both the front and rear, the latter of which is primarily laid to lawn with mature hedged borders and two patio areas.

Easy access is provided to schools for children of all ages and all of which have excellent ratings. Local transport links provide access to the local town centre with all of its associated amenities as well as many neighbouring towns and villages. A small shopping precinct is within a short walk with a parade of shops providing for all day to day needs without having to travel into the town centre.

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 picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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. At the Flower Pot proceed across the traffic lights into Ivy Lane taking the second turning on the left hand side into Valley Road. Take the first turning on the right into Shadewood and right again into Grasmere. The property can be found on the right hand side.

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

## **Ground Floor**

### **Porch**

Courtesy light. uPVC front door with adjoining windows. Quarry tiled floor.

### **Entrance Hall**

Laminate flooring. Double panelled radiator.

### **Cloakroom/WC**

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

### **Lounge**

21'07 x 11'04

A living flame gas fire set within an attractive surround with matching hearth. Ceiling cornice. T.V. aerial point. uPVC double glazed windows. Two double panelled radiators. Double doors through to the Dining Room.

### **Dining Room**

12'00 x 9'11

Ceiling cornice. uPVC double glazed window. Double panelled radiator. Archway through to Sun Room.

### **Sun Room**

9'11 x 5'04

Tiled flooring. uPVC double glazed patio doors to rear garden. Double panelled radiator.

### **Dining Kitchen**

14'10 x 11'06

A Single drainer enamel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Electric cooker point with a Rangemaster extractor canopy over. Built-in Zanussi dishwasher. Partially tiled walls. uPVC double glazed window. Tiled flooring. Two built-in storage cupboards.

### **Utility Room**

9'02 x 8'02

Enamel Belfast sink with storage unit below. Plumbing for automatic washing machine. Tiled flooring. Partially tiled walls. Power and light. uPVC double glazed window. Radiator. Door to rear garden.





### First Floor

#### Landing

Loft access.

#### Bedroom One

12'07 x 11'00

uPVC double glazed window. Radiator.

#### Bedroom Two

11'05 x 10'07 reducing to 7'08

uPVC double glazed window. Radiator.

#### Bedroom Three

11'00 x 10'09

Built-in double wardrobe. uPVC double glazed window. Radiator.

#### Bathroom

A modern suite comprising a panelled bath with thermostatic shower over, pedestal wash basin, bidet and low suite W.C. Partially tiled walls. uPVC double glazed window. Airing cupboard. Radiator.

#### Outside

##### Gardens

To the front of the property there is a good sized Tarmacadam and block-paved driveway which provides ample vehicular parking and lies adjacent to a neat lawn with a hedged border. To the rear of the property are generously sized gardens which are primarily laid to lawn with a paved patio area as well as an additional paved patio all of which is fully enclosed by mature hedges. Included within the sale is a timber garden shed.

##### Garage

27'06 x 9'00

Up and over door. Power and light. Gas and electric meters.

**£379,950**

**HOLDEN & PRESCOTT**







