





## 7, Church View Terrace, Macclesfield, Cheshire SK11 0DT

Welcome to this beautifully renovated two-bedroom cottage where every detail has been meticulously crafted to the highest standard. As you approach, the property exudes charm with its classic country cottage facade.

The focal point for this wonderful home is undoubtedly the bespoke kitchen where the island with topped with a granite work surface takes centre stage. The open way from the kitchen leads through to the lounge with its wood burning stove set upon a stone hearth. Furthermore, the property features a dining room and utility room which also makes for an ideal rear porch. To the first floor there are two well apportioned bedrooms and a bathroom with a roll top bath, separate shower and under floor heating.

To the front of the property there are lovely formal gardens with a lawn and seating areas. At the bottom of the garden, a babbling brook provides the perfect soundtrack for relaxation and reflection. To the rear of the property there is shared access and where the timber garden shed and log store are located.

Situated in the heart of Sutton Village this is a truly exceptional home.

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 Mill Lane and into Cross Street as if heading out towards Leek. At the traffic lights signposted Langley/Sutton turn left over the railway bridge into Byrons Lane. Having passed under the canal continue straight ahead into Hall Lane where Church View Terrace can be found just over the brook and just before the junction with Church Lane.

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

## Ground Floor

### Lounge

12'11 x 11'10

Solid wood front door. Multi-fuel stove set within a brick surround with a stone hearth and mantel. T.V. aerial point. LVT flooring. uPVC double glazed window. Double panelled radiator. Openway through to the Kitchen.

### Kitchen

12'10 x 10'2

Bespoke kitchen fitted around a central island unit with granite work surfaces and base cupboards below. The island also houses the single drainer sink unit with mixer tap and induction hob. Integrated dishwasher. Breakfast style cupboard with power, light, drawers and shelving. The understairs space has been carefully designed to house a larder style cupboard, a fridge freezer, a single oven and a microwave as well as additional storage. Downlighting. Cupboard to the chimney recess. LVT flooring. Double glazed window onto the Utility Room. Double panelled radiator.

### Dining Room

8'5 x 6'8

Handrail to the staircase. Downlighting. LVT flooring. uPVC double glazed window. Double panelled radiator.

### Utility Room/Rear Porch

8'5 x 5'9

Worcester combination style condensing boiler. Plumbing for washing machine. uPVC back door with double glazed panel. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Loft access. Double panelled radiator.

### **Bedroom One**

11'11 x 11'11

Fitted wardrobes to the chimney recesses with hanging rail and shelving. T.V. aerial point. Wood panelling effect. Double panelled radiator.

### **Bedroom Two**

12'10 x 7'1

Dado rail. Wood panelling effect. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a fully tiled cubicle with dual-headed thermostatic shower over, a free-standing roll top bath with mixer tap. Hnd basin with mixer tap set upon a bespoke carved vanity unit with cupboards below and a low suite W.C. Downlighting. Porcelain tiles with underfloor heating. uPVC double glazed windows to the rear and side elevation. Chrome heated towel rail.

### **Outside**

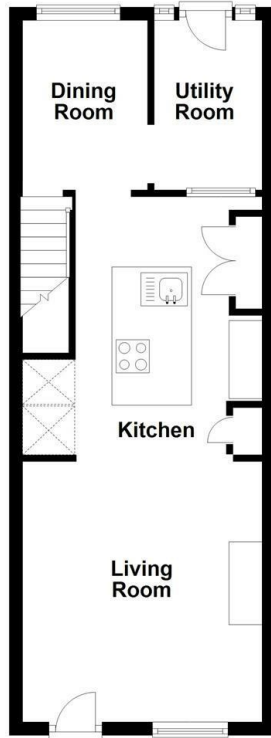
#### **Gardens**

To the rear of the property is a timber garden shed and timber log store. To the front is an exquisite garden featuring a single stone pathway that carves its way through the predominantly lawned areas which are bordered and accented by plants, shrubs and bushes. Further down the garden is a gravel and stone-flagged patio which enjoys its proximity to the very pretty babbling brook which beautifully meanders along the rear boundary.

**£315,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

