





## 11, Westminster Road, Macclesfield, Cheshire SK10 3AH

This 1930's bay fronted semi-detached property has an excellent geographical location being within a short walk of the Bollin Valley, West Park and the town centre itself. Generously sized and well-maintained over the years, it makes a wonderful family home.

The property comprises a covered porch, entrance hall, lounge, dining room, kitchen and a conservatory to the ground floor. To the first floor, there are three bedrooms with a bathroom and separate W.C. On the second floor, there are two additional bedrooms one of which is currently used as a study. The property benefits from gas-fired central heating and uPVC double glazing is installed throughout.

To the front of the property is a gated driveway providing access to the garage and parking for two vehicles. There is also a neat lawn with mature beds and borders. The rear garden is arranged over two levels, the lower of which consists of a patio providing a pleasant place to sit and relax with the upper featuring a neat, well-kept lawn.

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 Cumberland Street turning right at the roundabout into Westminster Road. The property can be located on your left hand side.

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

## **Ground Floor**

### **Covered Porch**

### **Entrance Hall**

uPVC composite front door with adjoining glass panels. Spindle balustrade to the staircase. Understairs storage cupboard. Meter cupboard. Single panelled radiator.

### **Lounge**

13'07 x 11'06

Ceiling cornice. Ceiling rose. T.V. aerial point. Picture rail uPVC double glazed windows to the bay.

### **Dining Room**

13'05 x 11'06

Ceiling cornice. Ceiling rose. uPVC double glazed window. uPVC double glazed double doors to the rear garden.

### **Kitchen**

19'08 x 7'09

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Plumbing for washer/dryer. Plumbing for dishwasher. Space for a fridge/freezer. Built-in oven. Built-in four ring electric hob with extractor hood over. Partially tiled walls. Understairs storage cupboard. Recessed spotlighting. Tiled flooring. Composite back door. uPVC double glazed window. Double panelled radiator.

### **Conservatory**

11'06 x 7'08

T.V. aerial point. uPVC double glazed double doors to the garden. Recessed spotlighting. uPVC double glazed windows. Tiled flooring. Double panelled radiator. Access to single garage

## **First Floor**

### **Landing**

Spindle balustrade to the staircase. uPVC double glazed window. Access to partially boarded loft.

### **Bedroom One**

11'10 x 11'10

Built-in sliding, mirror fronted wardrobes. Picture rail. T.V. aerial point. uPVC double glazed windows to the bay. Single panelled radiator.

#### **Bedroom Two**

10'09 x 8'09

T.V. aerial point. Understairs storage cupboard. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

8'08 x 6'11

T.V. aerial point. uPVC double glazed window. single panelled radiator.

#### **Bathroom**

The suite comprises a P-shaped bath with detachable shower head over and a floating hand basin with mixer tap. Cupboard housing the combination style condensing boiler. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Heated towel rail

#### **W.C.**

Low suite W.C. Fully tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window.

#### **Second Floor**

##### **Landing**

Handrail to staircase

##### **Bedroom Four**

10'11 x 6'06

T.V. aerial point. Wall light point. uPVC double glazed window. Double panelled radiator.

##### **Bedroom Five/Study**

10'11 x 5'05

Bi-fold doors. Velux window. Wall light point.

#### **Outside**

##### **Garage**

13'03 x 8'01

Electric doors.

##### **Gardens**

To the front of the property is a gated driveway providing parking for two vehicles and a well-kept lawn with mature beds and borders enclosed within a hedge and Yorkshire stone built garden wall. The rear garden is arranged across two levels, the lower of which consists of a flagged patio providing a pleasant place to sit and relax with the upper level featuring a well-kept lawn. The gardens are accented by mature shrubs and flower beds.

**£384,950**

**HOLDEN & PRESCOTT**





