





## 13, Cambridge Road, Macclesfield, SK11 8JL

Standing proud on this impressive corner plot this detached family home is a refreshing addition to the market. Having been well maintained and improved over the years it provides generous accommodation with substantial outdoor space that compliments the property so well. With pleasant decoration throughout this property certainly needs to be viewed to fully appreciate all it has to offer.

The property is warmed by gas fired central heating, complimented by uPVC double glazing and comprises on the ground floor a porch, entrance hall, cloakroom, lounge and dining kitchen, whilst to the first floor there are four bedrooms and bathroom.

As mentioned, the property does occupy a super plot with gardens to the front, side and rear. The front ensures the property's privacy to the road whilst the rear provides generous store and work shop facilities as well as ample parking. To the side there is a wonderful area for gardening, entertaining and/or relaxing whilst enjoying the best of the sunshine.

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 Park Lane (A536) and through the lights at Bond Street. Cambridge Road is the fourth turning on the right hand side just before the next lights with number 13 being on the right hand side.

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

## **Porch**

Quarry tiled floor. Shelving, Ornate stained glass windows to either side of the front door.

## **Entrance Hall**

Radiator.

## **Cloakroom**

Low suite W.C. Vanity wash hand basin. Towel rail. Extractor fan.

## **Dining Kitchen**

Single drainer one and a half bowl composite sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic washing machine and dishwasher. Gas cooker point. Understairs storage cupboard. uPVC double glazed bow window to the front elevation. uPVC double glazed window to the rear elevation. Door to rear garden. Two radiators.

## **Kitchen Area**

10'8 x 6'0

## **Dining Area**

13'10 x 9'11

## **Lounge**

17'11 x 11'0

Living flame gas fire set within an attractive marble surround, hearth and plinth. T.V. aerial point. Picture rail. uPVC double glazed windows to both front and side elevations. Patio doors with adjoining window panels to the rear elevation.

## **Landing**

uPVC double glazed window. Access to the loft via an extra large hatch. There is a fitted two piece wooden folding ladder. The space is fully boarded with light, making an ideal storage space.

## **Bedroom One**

11'9 x 9'11

Picture rail. Radiator. uPVC double glazed window with plantation shutters.

## **Bedroom Two**

11'0 x 10'0

Picture rail. Radiator. uPVC double glazed window with plantation shutters.

### **Bedroom Three**

11'0 x 7'6

Picture rail. Radiator. uPVC double glazed window with plantation shutters.

### **Bedroom Four**

6'8 x 6'5

Picture rail. Radiator. uPVC double glazed window with plantation shutters.

### **Bathroom**

A modern white suite comprising a P-shaped panelled bath with central mixer tap and an additional thermostatic shower over with tropical shower head. Vanity wash hand basin with unit below. Low suite W.C. Fully tiled walls. Shaver point. Extractor fan. Vertical chrome heated towel rail. uPVC double glazed window.

### **Outside**

#### **Store**

Gas central heating and domestic hot water boiler. Power and light.

#### **Shed**

#### **Gardens**

Being on a corner plot the property benefits from gardens to three sides, the front of which is set behind a mature hedge with neat gravelled borders, a variety of fruit trees and an array of shrubs, bushes and trees. To the side of the property there is a substantial paved patio area which enjoys most of the afternoon sun and has an impressive arrangement of well-stocked flowerbeds and borders with a variant of delightful bushes, shrubs and trees which help secure a degree of privacy. There is also a timber garden shed and large greenhouse included in the sale. To the rear of the property there is a raised decked area which is accessed from the lounge and which enjoys the benefit of an expandable blind for sun protection. In turn, this area leads to a substantial block paved herringbone style driveway which provides parking for a good sized number of vehicles. There is also an additional timber store and a useful outhouse.

#### **Workshop**

19'3 x 7'9

Power and light.

**£345,000**

**HOLDEN & PRESCOTT**





