





## 18, Barnside Way, Macclesfield, Cheshire SK10 2TZ

Barnside Way is the perfect location for this stunning four bedroom detached house. Tucked away in a quiet cul-de-sac on the ever popular Links development, this property offers the perfect blend of quality and style.

Having undergone a complete modernisation program, this superb home's beautifully appointed interior immediately greets you as you step inside.

The highlight and undoubtedly the hub of the property is the fabulous dining kitchen with bi-folding doors that open seamlessly out onto the garden beyond. Four well proportioned bedrooms and two porcelain wet rooms provide ample space for a growing family or for those who love to entertain guests. The modernisation of this property ensures that you can move in hassle-free and start enjoying the comforts of your new home right away. The property is pre-wired for Control 4 Smart home system and Nest thermostat is also installed.

The property is set behind a lawn and double drive which also provides access to the double garage. To the rear of the property there is a landscaped and fully enclosed garden which incorporates patio and a 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 Manchester Road (A538), turning left shortly after passing Tytherington High School into Dorchester Way. Barnside Way is the fourth turning on the right hand side.

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

## Ground Floor

### Covered Porch

### Entrance Hall

Composite front door with double glazed panel. Oak staircase with glass panelling. Kardean flooring. Understairs storage cupboard. Double panelled radiator.

### Cloakroom/ W.C.

Vanity wash hand basin with mixer tap. Concealed cistern low suite W.C. Wall-mounted mirror with lights. uPVC double glazed window. Single panelled radiator.

### Lounge

19'9 into bay x 11'4

Featuring a Venetian plastered media wall with integrated surround sound, high-speed internet access points, a with full width living flame effect electric fire and an integrated ceiling-mounted sound system. Downlighting. uPVC double glazed windows to the bay. Patio doors onto the garden. Double panelled radiator in anthracite grey. Vertical radiator in anthracite grey.

### Dining Kitchen

23'6 x 14'4 reducing to 9'9

The German Hacker designed kitchen focuses around a Quartz island unit with in-built wireless charger and matching Quartz work surface with cupboards below. Single drainer sink with a Quooker tap. Integrated Siemens appliances include a four ring induction hob with built-in central extractor, two single ovens, a steam oven. coffee machine, dishwasher and fridge/freezer. There is also a CDA wine chiller. Spotlights. T.V. points. Kardean flooring. Vertical radiator. Double panelled radiator. Bi-folding doors to the garden.

### Utility Room

8'8 x 6'3

Single drainer sink with mixer tap and cupboard below. An additional range of base and eye level cupboards with a Siemens washer dryer. Kardean flooring. Back door with double glazed panel. Downlighting.

## First Floor

### Landing

Oak staircase with glass panelling. Loft access. Double panelled radiator. uPVC double glazed window.

### Bedroom One

13'2 x 11'7

Downlighting. Pendant bedside lighting with in-built bedside switches. uPVC double glazed window. Double panelled radiator.

#### **En-Suite Shower Room**

Fully tiled wet room with rainhead shower and built-in tiled shelving. Vanity sink suite with mixer tap and storage drawer below. Concealed cistern low suite W.C. Downlighting. Extractor fan. Mirror with light. uPVC double glazed window. Heated towel rail in matt black.

#### **Bedroom Two**

11'10 x 9'11

Pendant bedside lighting with in-built bedside switches. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

12'2 x 10'2

Wood panelling effect. Pendant bedside lighting with in-built bedside switches. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Four**

9'0 x 7'5

Downlighting. Wood panelling. uPVC double glazed window. Double panelled radiator.

#### **Bathroom**

Fully tiled wet room with walk-in shower enclosure with dual headed rain head shower over. Vanity suite sink with mixer tap and drawer below. Concealed cistern low suite W.C. Display lighting. Downlighting. Wall-mounted mirror with light. uPVC double glazed window. Heated towel rail in matt black.

#### **Outside**

##### **Double Garage**

18'5 x 18'5 (max)

Two up and over doors. Worcester combination style condensing boiler. Power and light.

##### **Garden**

To the front of the property there is a good sized lawned garden with neat well maintained and well stocked flower beds and borders and a double width driveway giving access to the double garage. To the rear of the property the garden is of a good size and incorporates a patio and a neat lawn with well stocked flower beds and borders.

**£635,000**

**HOLDEN & PRESCOTT**





