





49, Sycamore Crescent, Macclesfield, Cheshire SK11 8LW

This is a truly remarkable property and is a fine example of a unique architectural design. The stunning four bedroom detached house boasts space and style and occupies an impressive plot that offers privacy and tranquillity in a highly regarded location.

In brief it comprises an entrance hall, lounge, study, dining area, dining kitchen, garden room, utility room, cloakroom and an integral garage on the ground floor. To the first floor there is a master bedroom with an en-suite shower room, three further well proportioned bedrooms and a bathroom. Gas central heating and uPVC double glazing are installed.

The property is set back behind a large driveway and screened with mature borders. To the rear of the property there is a large garden which stretches to over 100ft in length, is accented by fabulous planting and offers space for all of the family. There is no doubt that this is just one of the key features of this fabulous 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, which has 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, continue across the traffic lights at the Flower Pot, and go into Ivy Lane. Take the first turn on the right-hand side into Sycamore Crescent. Follow the road around and the property can be found on the left handside.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light. Quarry tiled flooring.

Entrance Hall

Composite front door with double glazed panel. Handrail to the staircase. Montebello LVT flooring.

Lounge

20'9" x 11'11"

Multi-fuel stove set within a stone built chimney breast with a stone hearth. Wall light points. Vaulted ceiling with wooden cladding and downlighting. Wall lights. T.V. aerial point. Full height uPVC double glazed windows to the front elevation. Full height sliding patio doors onto the rear garden. Double panelled radiator.

Study

9'4" x 6'6"

uPVC double glazed window. Single panelled radiator.

Dining Area

15'3" x 7'3"

Double doors to the lounge. Patio door to the garden room. Montebello LVT flooring. Double panelled radiator.

Dining Kitchen

12'0" x 10'9"

One and a half bowl sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks.

Gas cooker point with extractor hood over. Integrated microwave. Fridge/freezer. Dishwasher. Downlighting. Montebello LVT flooring. Sliding patio doors to the garden room. uPVC double glazed window. Double panelled radiator.

Garden Room

16'3" x 7'11"

Power. Wall lights. Montebello LVT flooring. Sliding doors onto the garden.

Cloakroom/W.C.

The suite comprises a hand basin with mixer tap and cupboards below and a low suite, concealed cistern W.C. Extractor fan. Glow Worm combination style condensing boiler. Tiled walls. Montebello LVT flooring.

Utility Room

Base and eye level cupboards with contrasting work surface and space below for a washing machine and tumble dryer. Downlighting. uPVC back door with double glazed panel. Single panelled radiator.

Integral Garage

16'6" x 8'6"

Electric up and over door. Power and light.

First Floor

Landing

Handrail to the staircase. Boarded loft accessed via a pull-down ladder. Single panelled radiator.

Bedroom One

11'1 x 9'10

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed windows. Solid oak door. Double panelled radiators

En-Suite Shower Room

The suite comprises a fully tiled cubicle with thermostatic shower over, a hand basin with mixer tap and a low suite, concealed cistern W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. Velux window. Solid oak door. Chrome heated towel rail.

Bedroom Two

11'10 x 10'2 at maximum

Floor to ceiling fitted wardrobes with hanging rail and shelving. Solid oak door. uPVC door with double glazed panel to the covered balcony. uPVC double glazed window. Double panelled radiator.

Bedroom Three

12'5 x 7'5

Solid oak door. LVT flooring. uPVC double glazed windows. Single panelled radiator.

Bedroom Four

12'4 x 9'2 at maximum

Solid oak door. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a P-shaped panelled bath with screen, mixer tap and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. Storage cupboard with shelving and a radiator. Velux window. Chrome heated towel rail.

Outside

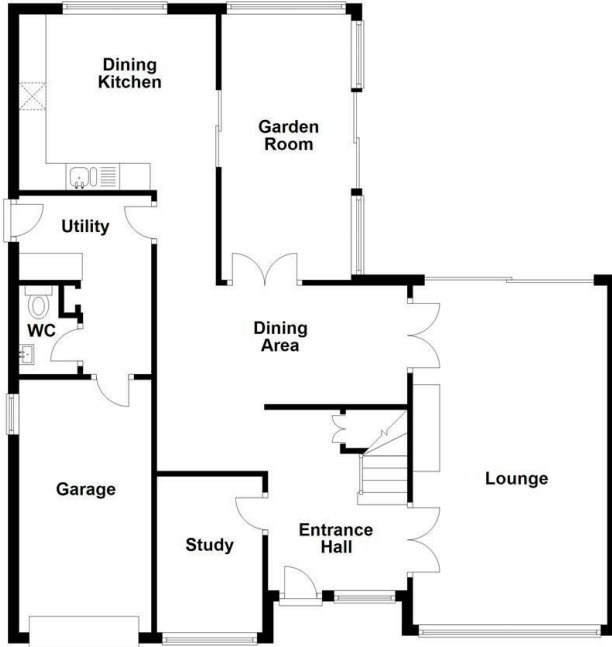
Gardens

The property is set behind an enclosed front garden with a neat lawn, planted borders and a large resin driveway which provides ample off-road parking for at least four good sized vehicles. Accessed along both sides of the property, the garden to the rear stretches to approximately 102ft in length, lies within fenced borders and is well-screened from other properties by mature trees and shrubs. The garden consists of distinct segments which include a barbecue area which is predominantly decked and has a separating raised border. The garden then continues into a large, shapely lawn which is accented by various planted beds filled with mature plants, shrubs and bushes. At the rear boundary there is a flagged patio which is well-placed to catch the afternoon and evening sun. Included within the sale is a timber summer house and a greenhouse.

£525,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

