







## 5, Cliff Lane, Macclesfield, Cheshire SK10 2PE

This mid terrace property is situated in a beautiful place just off Rainow Road, in a quiet cul-de-sac. Cliff Lane is nestled into the countryside with stunning views onto the Cheshire plain but with the benefit of being relatively close to the town centre.

The property has been completely refurbished to the finest details and is presented in immaculate order throughout. In brief the accommodation includes a living room and dining kitchen on the ground floor Whilst to the first floor there are three well proportioned bedrooms and a bathroom. The property has recently installed gas central heating and uPVC double glazing.

The property sits behind a full width Tarmacadam driveway with parking for two vehicles. The garden to the rear has been landscaped into tiers to suit all members of the family and enjoys a sunny westerly aspect.

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 the Hurdsfield Road B5470. Proceed over the canal into Higher Hurdsfield and Cliff Lane can be found on the right hand side shortly before the George & Dragon public house. Follow the road round to the left and the property can be found within the cul-de-sac.

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

## **Ground Floor**

### **Covered Porch**

Quarry tiled floor. Courtesy light.

### **Living Room**

18'10" x 9'3"

A multi-fuel stove set within a open surround with stone hearth and wooden mantel. Ceiling cornice. Spindle balustrade to the staircase. T.V. aerial point. Meter cupboard. Composite front door with double glazed panels. uPVC double glazed window. Anthracite grey vertical grey radiator. Openway through to the Dining Kitchen.

### **Dining Kitchen**

18'10" x 9'3"

Belfast sink with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting solid wood work surfaces and tiled splashbacks. Range style gas cooker with extractor hood over. Integrated dishwasher. Space for an American style fridge freezer. Downlighting. Ceiling cornice. Tiled flooring. uPVC patio doors onto the garden. uPVC double glazed windows. Anthracite grey vertical radiator.

## **First Floor**

### **Landing**

Loft access. Spindle balustrade to the staircase. Cupboard housing the Worcester combination style condensing boiler.

### **Bedroom One**

12'9" x 10'0"

Storage cupboards. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

12'3" x 9'4"

uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

8'8" x 7'11"

Storage cupboard over bulkhead. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap and thermostatic rainfall shower over with additional hand held attachment, a wash hand basin set within a vanity unit with surface shelving and cupboard below and a low suite, concealed cistern W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring with underfloor heating. uPVC double glazed windows. Anthracite grey heated towel rail.

### **Closet**

Large storage closet with shelving, hanging rail and a light.

### **Outside**

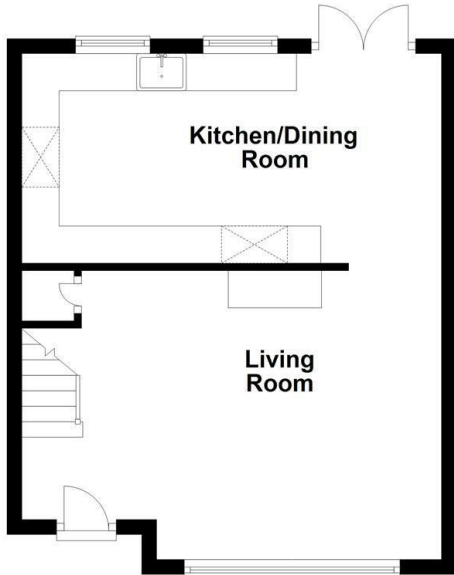
#### **Gardens**

To the front of the property there is a full width Tarmacadam driveway with parking for at least two vehicles as well as planted flower borders whilst to the rear, there is a beautiful garden which has been landscaped and tiered to make the most of the space creating different areas for which the whole family can enjoy. The tiers include decking, a lawn and play area all of which are enclosed within fenced borders. There is also a brick-built outhouse which has power and is currently home to plumbing for the washing machine and has space for a tumble dryer. The garden enjoys a westerly aspect and so gets the best of the afternoon and early evening sun. Also included in the sale is a timber garden shed which measures 12ft x 6ft.

**£325,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor







