





12, Pine Road, Macclesfield, Cheshire SK10 1QD

Pine Road is an exceptional location for this semi-detached family home. It is situated on a quiet residential road and has a substantial garden that backs onto the Macclesfield Canal with delightful views beyond.

Since its construction, this particular property has had 'one careful owner' and has been a well-cared-for and loved family home. However, it is now ready for its next chapter and requires a comprehensive modernisation and updating program, which has been taken into account within this attractive asking price.

On the ground floor, there is a porch, entrance hall, lounge, dining area, conservatory, and kitchen with a utility room. On the first floor, there are three bedrooms and a bathroom. uPVC double glazing and gas central heating are installed.

The property is set back behind a neat lawn and driveway, which provides off-road parking for one car and leads to a single garage. To the rear of the property, there is a garden with a super aspect fronting Macclesfield Canal and beyond.

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 Hurdsfield Road (B5470), turning fifth right into Higher Fence Road. Take the first left into Pine Road, and the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Porch

uPVC front door with uPVC windows to the front and side elevations.

Entrance Hall

Understairs storage cupboard. Telephone point. Radiator.

Lounge

12'5 x 11'4

A living flame log-effect gas fire set within an attractive stone surround and hearth and adjoining display plinths. Two wall light points. Ceiling cornice. uPVC double glazed window. Archway through to the Dining Area.

Dining Area

9'10 x 9'4

Ceiling cornice. Double radiator. Double doors through to the Conservatory.

Conservatory

16'8 x 9'6

Two wall light points. Wooden beam and timber framing effect. uPVC double glazed window to the side elevation and single paned windows to the rear. uPVC double glazed patio doors to garden. Double radiator.

Kitchen

9'3 x 7'5

A single drainer one and a half bowl stainless steel sink unit with base units below. An additional range of matching base and eye level units with contrasting work surfaces over. Electric cooker point. Laminate flooring. Archway through to the Conservatory.

Utility Room

7'6 x 6'6

Plumbing for automatic washing machine. Access to garden. Access to garage.

Landing

Loft access. Airing cupboard housing the Vaillant gas central heating and domestic hot water condensing combination boiler.

**Bedroom One**

12'0 x 9'11

uPVC double glazed window. Radiator.

Bedroom Two

10'1 x 10'0

uPVC double glazed window. Radiator.

Bedroom Three

8'7 x 7'9

uPVC double glazed window. Radiator.

Shower Room

A white suite comprising a Quadrant shower cubicle with thermostatic shower, a vanity wash hand basin with storage below and a concealed cistern low suite W.C. Recessed spotlighting. uPVC double glazed window. Radiator.

Outside**Gardens**

To the front of the property there is a flagged driveway which lies adjacent to a neat lawn with planted borders. The garden to the rear is a lovely feature as its rear boundary is edged by the canal and incorporates a flagged patio, neat lawn, an additional patio area to make the most of the views over the canal and raised planted beds.

Garage

Up and over door. Power and light.

£289,950

HOLDEN & PRESCOTT





