





2, Dalesford Crescent, Macclesfield, Cheshire SK10 3LF

This is an attractive semi detached property which over the years has been extended and upgraded to create a lovely home.

On the ground floor there is an entrance vestibule, lounge, dining room, conservatory and a superb high quality dining kitchen with integrated appliances and which is the 'hub' of the house. To the first floor there are three bedrooms and a tastefully appointed bathroom. Both gas fired central heating and uPVC double glazing is installed.

The property is set back behind a traditional privet hedge and a block paved drive which provides off road parking for at least two cars and allows access to the garage. The rear garden has fenced borders with a lawn, patio and mature well stocked beds within, all of which enjoys a sunny southerly aspect.

Dalesford Crescent has always been a popular choice with the family buyer for it is a quiet location whilst being well placed for a wide range of facilities.

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 Chester Road and take the last exit at the Broken Cross roundabout into Fallibroome Road. Take the next turning on the right into Dalesford Crescent. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Composite front door with double glazed panel. Downlighting. Storage cupboards. Wooden flooring. Door through to the Lounge.

Lounge

18'6" x 11'7"

Living flame gas fire set within an attractive exposed brick surround, stone hearth and mantel. Balustrade to the staircase.

Downlighting. uPVC double glazed window. Double panelled radiator. Openway through to the Dining Room.

Dining Room

10'0" x 9'0"

uPVC patio doors through to the Conservatory. Single panelled radiator.

Conservatory

8'7" x 8'2"

Power. Patio door onto the rear garden.

Dining Kitchen

20'8" x 13'4" narrowing to 8'11" in kitchen area

One and a half bowl stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting granite work surfaces. Integrated double oven with a four ring induction hob with extractor hood over.

Integrated appliances included a dishwasher, washing machine, fridge and freezer. Downlighting. Laminate flooring. uPVC door with double glazed panel to the front elevation. Sliding patio doors onto the garden. uPVC double glazed window. Vertical radiator.

First Floor

Landing

Loft access. handrail to the staircase. Airing cupboard with shelving housing the hot water cylinder. uPVC double glazed window.

Bedroom One

11'7" x 10'0"

Fitted wardrobe with sliding doors, hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Two

10'8" x 9'0"

uPVC double glazed window. Single panelled radiator.

Bedroom Three

8'4" x 8'2"

uPVC double glazed window. Single panelled radiator.

Bathroom

7'05" x 4'11"

The white suite comprises a P-shaped panelled bath with mixer tap, screen and thermostatic shower over, a vanity wash basin with mixer tap and storage cupboard below and a low suite W.C. Downlighting. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Garden

17'2" x 9'0"

To the front of the property there is a block paved driveway with parking for up to two vehicles, a neat lawn and borders all set behind a privet hedge. To the rear of the property there is a landscaped garden which lies within fenced borders and has been designed to incorporate a stone flagged patio and steps which lead to a neat lawn and passes through a range of raised and sunken borders with mature planting. The rear of the garden is home to a timber garden shed. The garden has a southerly aspect and enjoys the best of the afternoon and early evening sun.

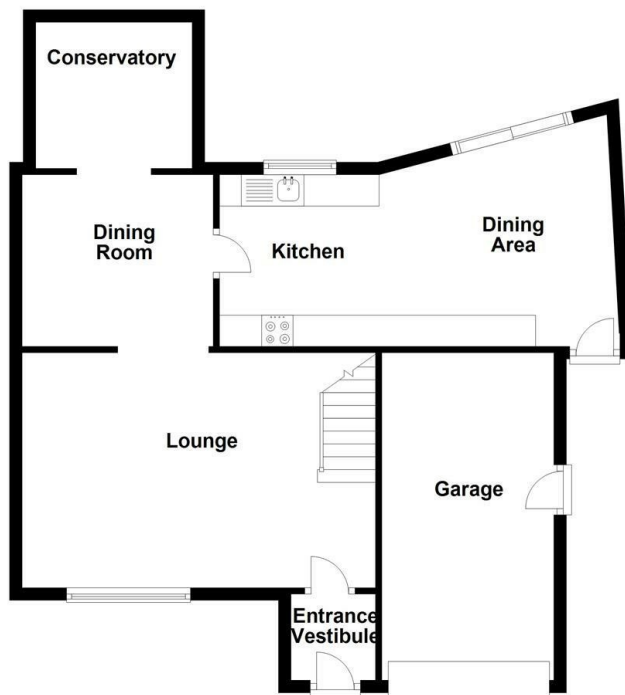
Garage

17'02" x 8'11"

£300,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

