





1, Tabley Close, Macclesfield, Cheshire SK10 3SL

This modern mews property is situated in a quiet cul-de-sac and has a desirable location. It is the upgrading of this Barratt built home which makes it so exceptional.

There is a wealth of high quality fittings and contemporary designs. On the ground floor there is an entrance vestibule, cloak room, lounge, superb kitchen with fitted appliances and a stunning dining room with a partially glazed roof and patio doors onto the garden, whilst to the first floor there are three bedrooms and a bathroom. Both gas fired central heating and uPVC double glazing are installed.

The garden to the rear is just as impressive being beautifully landscaped and stocked with a wide variety of carefully selected plants and shrubs. To the rear boundary there is a raised deck for the hot tub and access to the drive which is adjacent to number 3 and provides parking for two cars.

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 Prestbury Road turning left at the mini roundabout into Victoria Road. Proceed past the hospital and shortly after passing Macclesfield Cricket Club turn into Pavillion Way left into Gritstone Drive and third right into Tabley Close.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy light.

Entrance Hall

Front door with decorative double glazing. uPVC double glazed window. Laminate flooring. Single panelled radiator.

Cloakroom/ W.C.

The suite comprises a hand basin with mixer tap. Low suite W.C. Partially tiled walls. uPVC double glazed window. Laminate flooring. Single panelled radiator.

Lounge

15'9" x 14'6"

Spindle balustrade to staircase. T.V. aerial point. uPVC double glazed windows with shutters. Laminate flooring. Double panelled radiator. Single panelled radiator.

Kitchen

14'6" x 8'4"

One and a half bowl sink unit with a mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting work surfaces and splashbacks. A range of integrated appliances including a single oven, microwave oven, a four ring electric hob and extractor hood over, fridge freezer, washing machine and dishwasher. Downlighting. Understairs storage cupboard. Cupboard housing the central heating boiler. Laminate flooring. Open way through to dining room.

Dining Room

11'5" x 8'8"

Partially glazed roof. uPVC double glazed windows. T.V. aerial point. Laminate flooring. Anthracite grey vertical radiator. Patio doors to the garden.

First Floor

Landing

Spindle balustrade to staircase. Downlighting.

Bedroom One

13'11" x 8'4"

uPVC double glazed window. T.V. aerial point. Single panelled radiator.

Bedroom Two

10'3" x 8'0"

Loft access. Ceiling cornice. uPVC double glazed window with shutters. Single panelled radiator.

Bedroom Three

10'4" x 6'0"

Ceiling cornice. Cupboard housing the hot water cylinder. uPVC double glazed window. Single panelled radiator.

Bathroom

A white suite comprising a walk-in wet room style shower with dual headed thermostatic shower over. Vanity hand basin with mixer tap. Low suite W.C. with concealed cistern. Downlighting. Extractor fan. Fully tiled walls. Tiled floor. uPVC double glazed window. Chrome heated towel rail.

Outside

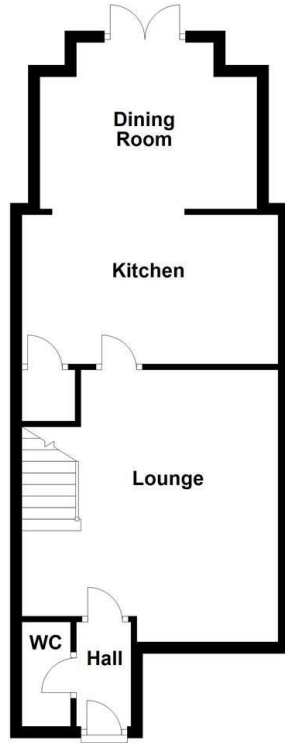
Gardens

To the rear of the property there is a tastefully landscaped garden which sits within fenced borders and incorporates an Indian stone patio, artificial lawn and decked area which are all surrounded by attractive stone borders. Included within the sale of the property is a Jacuzzi which is integrated within the decking. The garden has a southerly aspect which enjoys the best of the afternoon sun.

£280,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

