





## 14, Kentwell Drive, Macclesfield, Cheshire SK10 2TR

Kentwell Drive is a peaceful cul-de-sac situated on the forever popular Tytherington Links estate, which provides a wonderful setting for this detached family home. Families will appreciate the proximity to local amenities and good schools, making the morning school run a breeze.

This detached family home has been well looked after over the years but is now at the stage where it would benefit from some updating which has been taken into account with the attractive asking price and leaves the chance for a new owner to add their personal touch and updates to make it truly their own.

The property is warmed by gas-fired central heating and has uPVC double glazing. It briefly comprises an entrance vestibule, cloakroom, lounge, dining room, and kitchen on the ground floor, three bedrooms on the first floor, and a family bathroom.

There is a lawned garden to the front of the property and a driveway leading to the garage, while to the rear there are additional lawned gardens.

Don't miss this opportunity to create your dream home in a sought-after location.

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.

From Macclesfield proceed along Beech Lane in the direction of Tytherington. Having past the High School on the right hand side take the first left turning into Dorchester Way and the second left into Melford Drive. Kentwell Drive is the first turning on the right hand side.

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

## Ground Floor

### Enclosed Porch

uPVC double glazed window. Radiator.

### Cloakroom

Vanity wash hand basin with tiled splashback. Low suite W.C. Radiator.

### Lounge

15'11 x 13'6

A living flame gas fire set within an attractive surround and hearth. T.V. aerial point. Two wall light points. Dimmer switch. uPVC double glazed window. Double doors through to the Dining Room.

### Dining Room

8'7 x 7'9

Ceiling cornice. Wall light point. Sliding patio doors to rear garden.

### Kitchen

7'10 x 7'9

One and a half bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Built-in five ring Neff stainless steel gas hob with Neff extractor canopy over. Built-in double oven. Plumbing for automatic dishwasher. Space for a fridge. Partially tiled walls.

## First Floor

### Landing

Loft access.



### **Bedroom One**

12'11 x 9'0

uPVC double glazed window. Radiator.

### **Bedroom Two**

11'3 x 8'7

uPVC double glazed window.

### **Bedroom Three**

8'2 x 7'10

uPVC double glazed window.

### **Bathroom**

A coloured suite comprising a panelled bath with mixer tap and Gainsborough electric shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Shaver point. Radiator.

### **Outside**

#### **Garden**

To the front of the property there is a lawned garden which lies adjacent to a driveway providing off-road vehicular parking and access to the garage. To the rear there are fully enclosed lawned gardens with a paved patio area.

#### **Garage**

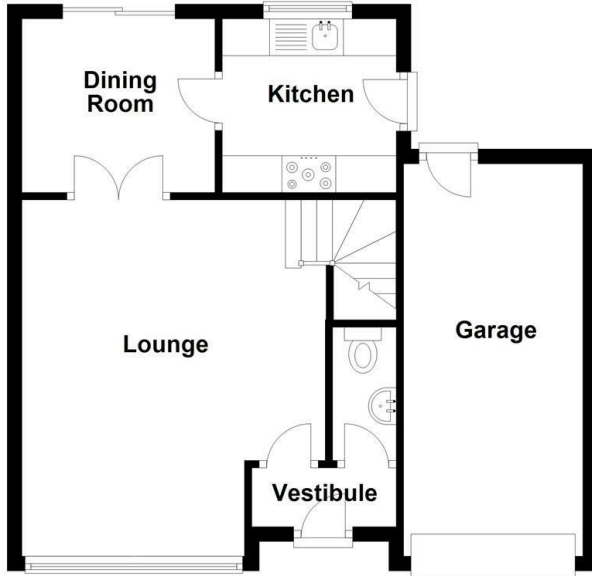
17'6 x 7'11

Up and over door. Power and light. Plumbing for washing machine. Gas central heating and domestic hot water boiler.

**£330,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

