





1, Birch Avenue, Macclesfield, Cheshire SK10 3NU

Birch Avenue provides the perfect setting for this detached family home for it is a quiet and very pleasant cul-de-sac located within easy reach of the town, West Park, Macclesfield Leisure Centre and Fallibroome Academy.

Although the original layout of these attractive homes was well thought through, the current vendors have taken the original design and cleverly altered and extended with dramatic effect. With the impressive extension the property now provides well balanced and spacious family accommodation. The decoration is stylish yet neutral and even the most discerning of purchasers could look forward to moving in with a minimum of fuss.

The icing on the cake lies to the rear, as the impressive works have continued to provide a most wonderful garden environment in which to sit and relax enjoying the best of its south westerly aspect throughout the day. The property is set back from the road behind a lawned garden and a drive which allows for the parking of several cars and access to the garage.

The property has the benefit of both gas fired central heating and uPVC double glazing and in brief comprises, porch, cloakroom, sun room, living room, dining kitchen and utility room on the ground floor whilst to the first floor there are four double bedrooms, one of which has an en-suite and a recently fitted family bathroom.

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 (B5087) turning left at the mini roundabout into Victoria Road. Birch Avenue is the first turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Porch

Courtesy light. Composite front door with stained glass leaded windows and adjoining matching panel. Radiator.

Cloakroom

Concealed cistern low-suite W.C. Vanity wash hand basin with storage units below. Partially tiled walls. uPVC double glazed window. Radiator.

Sun Lounge

18'4 x 10'2

Dado rail. uPVC double glazed patio doors to rear garden. Two single panelled radiators.

Living Room

20'0 into bay x 11'9

Attractive cast iron open fire with quarry tiled hearth and decorative tiled surround set within a wooden fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed windows to both front and rear elevations. Double panelled radiator.

Dining Kitchen

14'9 x 12'2

Belfast sink set within an attractive Quartz work surface with Shaker style base unit below. An additional range of matching base and eye level units (including two carousel units) with additional contrasting work surfaces and tiled splashbacks. Built-in Zanussi microwave. Built-in Neff dishwasher. Gas cooker point with AEG stainless steel extractor canopy over. Two kickboard convector heaters. Recessed spotlighting. uPVC double glazed windows. Access to rear garden.

Utility Room

14'9 x 5'5

Ceramic sink. Worcester gas central heating and domestic hot water boiler. A range of built-in base units with work surfaces over and ample shelving. Radiator. uPVC double glazed window.

Landing

Dado rail. Access to loft. Storage cupboard. Radiator.

Bedroom One

14'10 x 9'2 increasing to 11'0

A comprehensive range of built-in bedroom furniture including two double wardrobes, one single wardrobe with bed recess and matching bedside cabinets and storage cupboards above. Recessed spotlighting. Double panelled radiator.

En Suite Shower Room

Quadrant shower cubicle with thermostatic shower and tropical shower head over. Concealed cistern low suite W.C. Vanity wash hand basin with storage units below. Partially tiled walls. Extractor fan. uPVC double glazed window. Radiator.

Bedroom Two

11'8 x 11'0 max

Built-in wardrobes. Dressing table with shelving over. uPVC double glazed window. Double panelled radiator.

Bedroom Three

12'1 x 9'0

uPVC double glazed window. Double panelled radiator.

Bedroom Four

11'7 x 7'2

uPVC double glazed window. Radiator.

Family Bathroom

A modern three-piece suite comprising a panelled P-shaped bath with central mixer tap and shower attachment over. An additional thermostatic shower with stylish shower head and a further shower attachment if required. Vanity wash basin with unit below. Concealed cistern low suite W.C. Wall mounted medicine cabinet. Recessed spotlighting. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail. Radiator.

Outside

Gardens

The property occupies an enviable corner plot with substantial sweeping gardens to the front and side elevation which are primarily laid to lawn with mature trees and bushes set within. There is also a double width tarmac and brick edged driveway which provides ample parking and access to the garage. Immediately to the front of the property there are stone flagged walkway areas which extend to the side. To the rear of the property there are beautiful fully enclosed gardens with a vast array of features which include a flagged patio extending to the full width of the property which in turn leads to an additional patio area and garden room which, with its westerly facing view enjoys the best of the afternoon and evening sun. It also enjoys a lovely view over a neat well-manicured lawn and a substantial pond with various water features that create a wonderful symphony of sound to aid relaxation in the delightful surroundings. There is also an additional patio area with stone seating and raised flowerbeds and borders with a vast array of shrubs, bushes and trees.

Garden Room

15'6 x 7'5

Contemporary and stylish, composite clad Garden Room with laminate flooring and full glazing to the front.

Garage/Store

15'0 x 10'7

Power and light. Up and over door. Please note this area has been altered during the course of extension and would fit a small car. If the garage is to be used as such, please ensure the vehicle intended is of the correct size.

£475,000

HOLDEN & PRESCOTT





