





404, Buxton Road, Macclesfield, Cheshire SK11 7EP

This charming semi-detached home is situated on a large plot and offers spacious and characterful accommodation. The residence captures the elegance of the 1920's with its period features and provides a superb setting for this family home.

On the ground floor there is an entrance hall, lounge, dining room, dining kitchen, utility room and a conservatory. To the first floor there are three well proportioned bedrooms, a bathroom and a separate W.C. The property is warmed by gas central heating and uPVC windows are installed throughout.

The property is set well back from the road behind a large driveway and a meticulously maintained front garden with its mix of mature shrubs, flowering plants, and a verdant lawn. The garden to the rear is fully enclosed and includes a patio and lawn which seamlessly blend into the rolling fields 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 from the Silk Road up the side of Arighi Bianchi along Buxton Road. Continue across the canal where the property can be found on the right hand side with its entrance located immediately onto Buxton Old Road. The property is a short drive from and within walking distance of Macclesfield town centre and the railway station.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Quarry tiled floor.

Entrance Hall

Solid wood front door. Spindle balustrade to the staircase. Understairs storage cupboard. Picture rail. Dado rail. uPVC double glazed window. Single panelled radiator.

Cloakroom/W.C.

Vanity wash basin with mixer tap. Low suite W.C. with concealed cistern. Extractor fan. uPVC double glazed window.

Dining Room

12'5 x 11'11

uPVC double glazed windows to the bay. Double panelled radiator.

Lounge

14'11 x 12'5

Electric fire set within a brick surround with quarry tiled hearth and wooden mantel. Picture rail. Wall light points. T.V. aerial point. Openway through to the Dining Room. uPVC patio doors to the Conservatory. Double panelled radiator.

Conservatory

12'0 x 10'9

Wall light points. uPVC patio door opening onto the garden. Electric radiator.

Dining Kitchen

21'2 x 14'1 I-shaped

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level solid wood cupboards with contrasting tiled work surfaces and splashbacks. Integrated double oven with four ring gas hob and extractor hood over. Integrated fridge/freezer. Plumbing for a dishwasher. Downlighting. Tiled flooring. Door to the utility room. uPVC double glazed windows to the bay to the side elevation. uPVC double glazed window to the Conservatory. uPVC double glazed window to the rear elevation. uPVC double glazed window to the front elevation. Double panelled radiator. Electric radiator.

Utility Room

10'1 x 5'9

Cupboards and work surfaces with space for a freezer, washing machine and tumble dryer below. Downlighting. Tiled flooring. uPVC back door. uPVC double glazed windows. Single panelled radiator. Electric radiator.

First Floor

Landing

Spindle balustrade to the staircase. Generous loft access. Picture rail. Dado rail. uPVC double glazed window. Single panelled radiator.

Bedroom One

12'5 x 11'11

Fitted wardrobes with hanging rail and shelving. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two

14'11 x 12'5

Fitted wardrobes and dressing table unit. Cupboards to the chimney recesses. Picture rail. uPVC double glazed window. Single panelled radiator.

Bedroom Three

8'11 x 7'8

Picture rail. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with screen and thermostatic shower over, a pedestal wash basin and a vanity unit with cupboard below. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Separate W.C.

Low suite W.C. Picture rail. Extractor fan. uPVC double glazed window.

Outside

Gardens

The property is set behind a wooden gate and dwarf wall beyond which is a large block paved drive with ample off-road parking, neat lawn and attractive borders with mature shrubs, plants and bushes. There is access to the rear of the property via the side where there is a large paved patio with a separating wall leading to a good sized lawn, all of which is enclosed within fenced and hedged borders. At the rear boundary there is a wonderful, open aspect onto the fields and hills beyond. The garden benefits from a southerly aspect and enjoys the best of the afternoon and early evening sun. Included within the sale of the property is a timber garden shed.

£425,000

HOLDEN & PRESCOTT





