





9, Bracken Close, Macclesfield, Cheshire SK10 3RD

Situated in a highly sought after area of Macclesfield, this charming detached property is tucked in the corner of a quiet cul-de-sac and offers excellent spacious accommodation. For many family buyers, it could be considered the perfect combination of comfortable living and geographical location being just a short walk of the excellent nearby facilities including the Leisure Centre, Fallibroome Academy and the town centre itself.

The property comprises; an entrance hall, lounge, dining kitchen, utility room, downstairs W.C. and a substantial conservatory to the ground floor. The second floor consists of a master bedroom with an adjoining en-suite as well as three further good sized bedrooms and a family bathroom. An excellent feature is the impressively sized double garage offering generous space for vehicles and and general storage. The property benefits from a gas fired central heating system and uPVC double glazing throughout.

The house is set back behind a well kept front lawn accented by attractive planting as well as a driveway that allows parking for two vehicles. To the rear, there is a beautifully established garden that incorporates a lush lawn edged by flowers beds and additional patio areas that are perfect for enjoying the attractive outside space.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hall

Composite front door with decorative glass panels inset. Dado rail. Ceiling cornice. Spindle balustrade to the staircase. Understairs storage cupboard. Access to the double garage. Two double panelled radiators.

Lounge

24'07 x 11'07

Inset living flame gas fire with marble hearth. T.V. aerial point. uPVC double glazed windows to the front elevation bay. uPVC double glazed window to the rear elevation. Ceiling rose. Two double panelled radiators.

Kitchen/Dining/Family Room

22'09 x 11'05

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces together with a glass fronted display cabinet. Built-in double oven. Built-in five ring gas hob with extractor hood over. Built-in microwave. Built-in fridge/freezer. Plumbing for automatic dishwasher. Ceiling drying rack. Recessed spotlighting. Tiled flooring. Dining/Family Room: T.V. aerial point. Laminate flooring. uPVC patio door onto the Conservatory. Two double panelled radiators.

Utility

8'07 x 8'04

Storage cupboard. Plumbing for automatic washing machine. Space for an American style fridge/freezer. Fully tiled walls. Tiled flooring. uPVC double glazed window. Door opening out onto the side of the property. Single panelled radiator.

Downstairs W.C.

Hand basin with mixer tap and tiled splashback. Low suite W.C. Extractor fan. Tiled flooring. Single panelled radiator.

Conservatory

17'02 x 13'09

uPVC double glazed windows. uPVC double doors opening onto the rear garden. Dimmable ceiling lights. Tiled flooring. Two double panelled radiators.

Double Garage

17'08 x 17'02

Two up and over doors. Power and light. Space for a tumble dryer. Combination style condensing boiler.

First Floor

Landing

Spindle balustrade to the staircase. Dado rail. Airing cupboard. uPVC double glazed window.

Bedroom One

13'08 x 9'01

Built-in wardrobes. T.V. aerial point. uPVC double glazed window to the bay. Single panelled radiator.

En-suite

The white suite comprises a walk-in cubicle with shower over, a pedestal wash basin with mixer tap and a low suite W.C. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 8'10

uPVC double glazed window. Single panelled radiator.

Bedroom Three

8'09 x 8'07

uPVC double glazed window. Single panelled radiator.

Bedroom Four

8'05 x 8'03

Loft access. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled P-shaped bath with mixer tap, screen and shower over, a pedestal wash basin with mixer tap and a low suite W.C. Two mirrored fronted bathroom cabinets. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set back behind a neat lawned garden with attractive planting and edged by a flagged pathway which wraps around from the front of the property to the rear. Adjacent is a Tarmac driveway giving access to the double garage. The fully enclosed garden to the rear is beautifully landscaped and incorporates a well-maintained lawn bordered by an array of bushes, shrubs and hedging, which is skirted by an attractive, meandering block paved pathway which opens up to a patio seating area and leads on to a raised gravelled bed. There is also an additional patio seating area tucked into a pretty corner, making this a lovely garden in which to relax and enjoy the outside space.

Parking

Ample vehicular parking.

£565,000

HOLDEN & PRESCOTT





