





#### 4, Curtis Close, Macclesfield, Cheshire SK10 2YR

Curtis Close is a small cul-de-sac located just off Springwood Way in what is a relatively new development. It offers a great geographical location, being within easy reach of the town centre and local schools as well as The Middlewood Way and the Macclesfield Canal.

Originally built by Jones Homes, this is a property that has been designed to meet the needs of a modern family as well as the most exacting of purchasers and with quality fittings throughout, this is a home to be enjoyed by a growing family. The 'hub' of the house is the living/dining/kitchen with doors opening out onto the garden. The ground floor also offers a lounge, utility and a cloakroom whilst to the first floor there is an impressive master bedroom with en-suite shower room, 3 further bedrooms and a family bathroom.

A block paved drive to the front provides off road parking for two cars as well as access to the garage. The rear garden is of a good size, fully enclosed, has a westerly aspect and incorporates a well kept lawn and patio.

This is an exceptional family home in a superb 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.

Proceed out of Macclesfield along Manchester Road in a northerly direction towards Tytherington. Proceed through the traffic lights at the Brocklehurst Arms, past the Links estate on the left, taking the second turning on the right into Tytherington Lane. Proceed to the roundabout taking the second exit and then take the fourth turning on the left. Curtis Close is then the second turning on the right.

## Ground Floor

### Covered Porch

Courtesy lights. Flagged flooring.

### Entrance Hall

Composite front door with double glazed panels. Spindle balustrade to the staircase. Understairs storage cupboard. uPVC double glazed window.

### Lounge

20'0 x 10'11 in the bay

T.V. aerial and internet point. uPVC double glazed windows to the bay. Double panelled radiator.

### Cloakroom/W.C.

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

### Dining Kitchen

26'3 x 9'8 reducing to 8'4

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and splashbacks and under-cupboard downlighting. Integrated appliances include a fridge/freezer and dishwasher. Integrated single Neff oven and Neff Microwave with four ring gas hob and extractor hood over. Downlighting. uPVC patio doors onto the garden. uPVC double glazed window. Double panelled radiator.

### Utility Room

5'2 x 4'11

Stainless steel sink with mixer tap and cupboard below. There is a contrasting work surface with plumbing for a washing machine below. Extractor fan. uPVC double back door with double glazed panels. Single panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Cupboard housing the hot water cylinder.

### Bedroom One

15'3 x 11'1

Floor to ceiling fitted wardrobes with hanging rails and shelving. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

#### **En-Suite Shower Room**

The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over, a vanity hand basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Two**

13'7 x 8'8

uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

12'5 x 8'8

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

10'5 x 10'4 reducing to 7'3

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a panelled bath with mixer tap, a fully tiled walk-in cubicle with dual-headed thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Wall-mounted bathroom cabinet with mirror and light. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Integral Garage**

Up and over door. Power and light. The garage houses the Glow Worm central heating boiler.

##### **Gardens**

To the front of the property there is a neat lawn with a mature bed planted with attractive bushes and shrubs as well as a block paved driveway which provides off-road parking for two vehicles as well as access to the single garage. There is also access to the rear down the side of the property. The garden to the rear is predominantly lawned with a stone patio and borders of newly planted trees and shrubs, all of which are enclosed within fenced borders. The garden enjoys a westerly aspect.

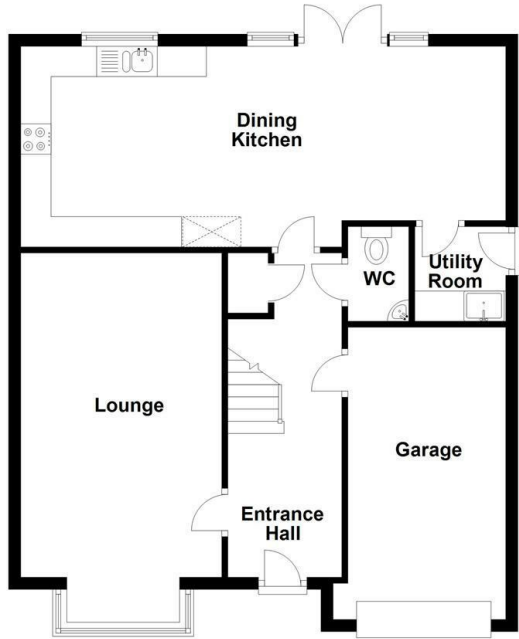
**Viewing: By appointment with Holden and Prescott 01625 422244**

**£514,500**

**HOLDEN & PRESCOTT**



Ground Floor



First Floor

