





## 15, West House Court, Macclesfield, Cheshire SK10 3NZ

The 'Greenside' development remains as popular as ever and provides the perfect location for this lovely home. In effect this is an 'upside down' house offering light and airy open plan accommodation.

On the first floor there is a super living room with large windows and a kitchen. On the ground floor there is a hall, two bedrooms, and a bathroom. The large bedroom at the rear was previously two bedrooms and it opens onto the garden. Gas central heating is installed.

There is a neat lawn and a drive to the front which provides off road parking. The garden to the rear is fully enclosed and is predominantly laid as a patio with surrounding borders.

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, turning left at the mini roundabout into Victoria Road. Follow the road to the next roundabout turning right onto Priory Lane. Take the next left into Birtles Road and next left into Redruth Avenue. Take the next left into West House Court.

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

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## Ground Floor

### Entrance Hall

Wooden flooring. Understairs storage cupboard with shelving housing the hot water cylinder. Single panelled radiator.

### Bedroom One

16'11 x 12'3 reducing to 7'4

Floor to ceiling fitted wardrobes with hanging rail, shelving and mirrored doors. Windows and door onto the rear garden. Double panelled radiator.

### Bedroom Two

9'2" x 7'11"

uPVC double glazed window. Radiator.

### Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Window. Single panelled radiator.

## First Floor

### Lounge/Dining Room

19'9 x 16'11 reducing to 7'11

Spindle balustrade to the staircase. T.V. aerial point. uPVC double glazed windows to the front elevation. Window to the rear elevation. Double panelled radiators.



### **Kitchen**

8'9 x 7'6

A stainless steel one and a half bowl sink unit with mixer tap and cupboard below. An additional range of base and eye level cupboards with work surfaces. Gas cooker point and extractor hood over. Space for fridge. Space for freezer. Plumbing for a washing machine. Worcester central heating boiler. Loft access. Window.

### **Outside**

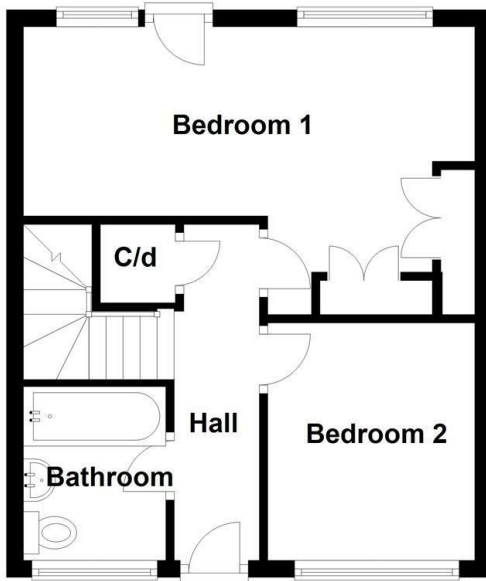
### **Gardens**

The property to the rear is set behind a neat lawn and a single driveway whilst to the rear, there is a fully enclosed garden within walled and fenced borders and incorporates a flagged patio.

**£199,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

