





63, Sycamore Crescent, Macclesfield, Cheshire SK11 8LW

Sycamore Crescent is a delightful and highly sought-after location and the perfect setting for this detached family home. The impressive accommodation is both light and spacious and has been thoughtfully extended to the rear with both a ground floor and a first floor extension which should be viewed to be fully appreciated. The property benefits from tasteful decoration and has the benefit of both gas-fired central heating and uPVC double glazing.

On the ground floor, there is an entrance vestibule, hallway, cloaks/W.C., lounge, family room and dining kitchen, whilst on the first floor there are five generous bedrooms, one with an en-suite and a family bathroom. Please note that two of the bedrooms have been altered to create one larger bedroom, however, the doors remain, and if one wishes to convert back to its original format, it is a relatively straightforward procedure.

The property is set in mature, manicured gardens which are of a generous size and have been designed to provide a high degree of privacy. There are many hours of hard work that have been carried out over the years to create a most delightful area in which to relax and enjoy the lovely surroundings which are accented by a vast array of shrubs, bushes and trees.

A double-width driveway allows for parking and access to the garage.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 Park Lane, continue across the traffic lights at the Flower Pot, and go into Ivy Lane. Take the first turn on the right-hand side into Sycamore Crescent, bearing right into the cul-de-sac.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Courtesy light. Composite front door with stained glass leaded window inset.

Entrance Hall

Spindle balustrade to the staircase. Single panelled radiator.

Dining Kitchen

17'04 x 9'08

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 and tiled splashbacks. Electric cooker point with extractor hood over. Integrated dishwasher. Space for fridge/freezer. uPVC stable style side door with frosted window panel on upper section. uPVC double glazed windows. Double panelled radiator.

Lounge

17'05 x 11'06

Wooden panelling effect. T.V. aerial point. Sliding patio door onto the garden. uPVC double glazed window. Single panelled radiator.

Cloakroom/W.C.

The white suite comprises a hand basin with tiled splashbacks and a low suite W.C. Extractor fan.

Family Room

12'09 x 12'00

T.V. aerial point. uPVC back door to the garden. uPVC double glazed window. Single panelled radiator.

First Floor

Landing

Galleried landing. Spindle balustrade and handrail to staircase. Two storage cupboards. One large storage cupboard. Loft access. uPVC double glazed window. Single panelled radiator.

Bedroom One

12'08 x 11'05

Built-in storage cupboard. uPVC double glazed window. Double panelled radiator.

En-suite

The suite comprises a walk-in shower cubicle with thermostatic shower, a corner wash hand basin and a low suite W.C. Fully tiled walls. Extractor fan

Bedroom Two

16'11 x 12'08

Built-in storage cupboards. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'07 x 9'08

Built-in storage cupboard. uPVC double glazed window. Built-in shelving. Loft access. Double panelled radiator.

Bedroom Four

9'08 x 8'08

uPVC double glazed window. Radiator. Archway through to Bedroom Five/Dressing Room.

Bedroom Five

8'08 x 7'04

uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath with thermostatic shower and screen over, a vanity wash hand basin with storage cupboard below and a low suite W.C. Partially tiled walls. uPVC double glazed windows. Heated towel rail.

Outside

Garage

19'09 x 9'01

Up and over door. Power and light. Glow Worm combination style condensing boiler. Fitted shelving. Plumbing for washing machine. Vent for tumble dryer.

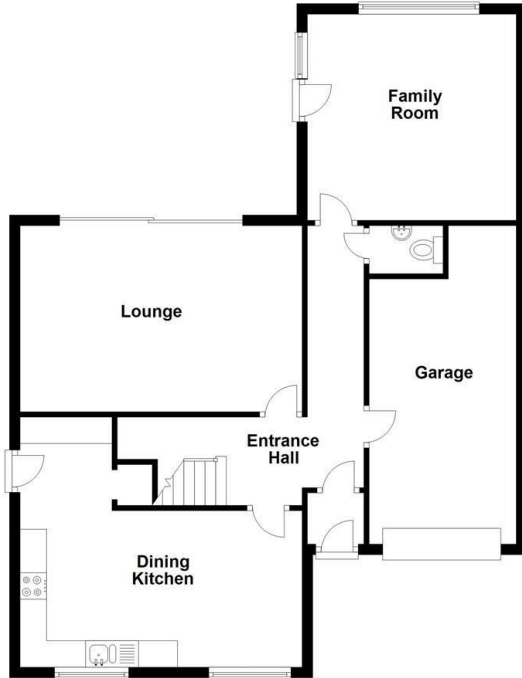
Gardens

To the front of the property there is a driveway providing off-road parking and access to the garage and this lies adjacent to a neat lawned garden with well-stocked raised beds and borders and an established cherry tree, all enclosed within mature hedged borders. To the rear of the property there are extremely good sized lawned gardens which boast lovely well-stocked beds and borders to all sides and paved patios to both ends of the garden which provide the perfect setting to sit and enjoy the charming surroundings. Included within the sale is a timber garden shed and a greenhouse.

£487,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

