





12, Fitz Close, Macclesfield, Cheshire SK10 2HZ

This extended semi detached house is a lovely home for not only does it provide accommodation finished to an excellent standard, its further benefits include a very pleasant garden, a sought after location and a roof which was fitted within the last two years.

On the ground floor there is a hall, lounge, garden room with patio doors onto the garden and a contemporary styled dining kitchen, whilst to the first floor there are three bedrooms and a bathroom. Both gas fired central heating and uPVC double glazing are installed.

The property is set back behind a full length driveway with a partial carport and a screened front garden. To the rear there is a fully enclosed garden with a patio, lawn and mature flower beds. Included within the sale is a large metal shed.

The property has a quiet, yet convenient location being within just a few minutes walk of local shops and is within easy reach of Macclesfield town centre and the railway station.

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 the Silk Road in the direction of Bollington. At the first roundabout take the first exit into Brocklehurst Way. Fitz Crescent is the second turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy Light.

Entrance Hall

Composite front door with double glazed panels. Spindle balustrade to the staircase. Downlighting. LVT flooring. Vertical radiator.

Lounge

12'10 x 10'2

Multi-fuel stove set within a stone surround. T.V. aerial point. Downlighting. uPVC double glazed windows to the bay. Radiator.

Dining Kitchen

16'4 x 10'9

Single drainer sink unit with mixer tap and base cupboard below. An additional range of base level cupboards and matching island unit with storage cupboards below. Integrated appliances include a single oven with four ring induction hob and extractor hood over and a washer dryer. Space for a fridge/freezer. Downlighting. uPVC back door with double glazed panel. uPVC double glazed windows. Anthracite grey vertical radiator. Open way through to the Garden Room.

Garden Room

9'9 x 8'6

Ceiling cornice. Wall light points. uPVC double glazed window. uPVC double glazed patio doors onto the garden. Single panelled radiator.

First Floor



Landing

Spindle balustrade to the staircase. Access to a partially boarded loft with a light. Downlighting. uPVC double glazed window.

Bedroom One

12'11 x 9'10

uPVC double glazed window. Single panelled radiator.

Bedroom Two

10'11 x 9'10

Fitted cupboard housing the Vaillant combination style condensing boiler. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'8 x 6'5 at maximum

Fitted cupboards. uPVC double glazed window. Single panelled radiator.

Bathroom

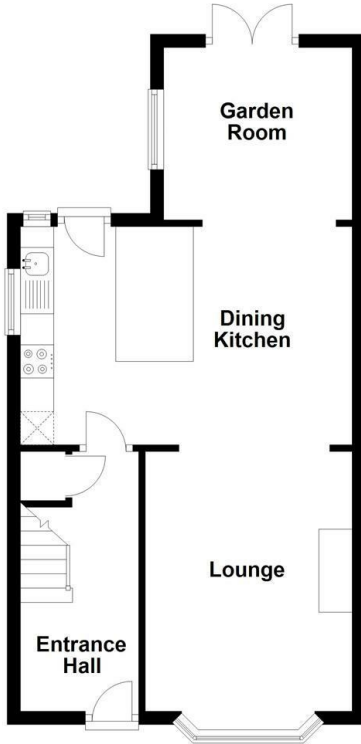
The suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a vanity hand basin with mixer tap and a low suite W.C. with concealed cistern. Tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set behind a full length driveway and a front garden which is screened by mature hedging. The garden to the rear can be accessed via a secure gate and is enclosed within fenced borders. Incorporated within the space there is a garden which is predominantly lawned, a patio area and some side beds. The garden enjoys a southerly aspect and so gets the best of the afternoon and early evening sun. Included within the sale is a large Metal shed.

Ground Floor



First Floor

