





3, Pine Road, Macclesfield, Cheshire SK10 1QD

Pine Road is a highly sought-after location situated just off Higher Fence Road in the foothills of the Peak District. It offers close proximity to the Macclesfield Canal, many beautiful local walks, and the Macclesfield town centre with all its associated amenities.

This particular property is warmed by gas-fired central heating and has uPVC double glazing. It briefly comprises a porch, entrance hall, lounge, dining area, and kitchen on the ground floor, as well as three bedrooms and a bathroom on the first floor. The property has been well looked after over the years, although it is now at the stage where it would benefit from some updating and modernisation throughout.

There are gardens to both the front and rear, the latter of which are immaculately maintained with neat lawns and well stocked beds and borders. A driveway to the front provides ample parking and access to a single detached 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 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 Hurdsfield Road (B5470), turning fifth right into Higher Fence Road. Take the first left into Pine Road, and the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Porch

Courtesy light. Composite front door. Quarry tiled floor. uPVC double glazed windows to two elevations.

Entrance Hall

Meter cupboard. Understairs storage cupboard. Radiator.

Lounge

12'5" x 11'5"

A living flame gas fire set upon a slate hearth with exposed brick surround and adjoining display T.V. plinth. Ceiling cornice. uPVC double glazed window. Double radiator. Open way through to Dining Room.

Dining Room

10'0" x 9'4"

Serving hatch to the kitchen. uPVC double glazed windows. Radiator.

Kitchen

9'3" x 7'4"

A single drainer enamel one and a half bowl sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Built-in induction hob. Built-in oven. Plumbing for automatic washing machine. A Worcester gas central heating and domestic hot water boiler. uPVC double glazed window. Part tiled walls.

Landing

Loft access. Airing cupboard housing a lagged hot water cylinder and immersion heater. uPVC double glazed window.

Bedroom One

12'0" x 9'11"

uPVC double glazed window. Radiator.

Bedroom Two

10'2" x 9'11"

Built-in wardrobe. uPVC double glazed window. Radiator.

Bedroom Three

8'8" x 7'8"

Built-in wardrobe. uPVC double glazed window. Radiator.

Shower Room

A fully tiled double shower cubicle with thermostatic shower. Pedestal wash basin. Low-suite W.C.

Outside**Garage**

19'4" x 8'2"

Power and light.

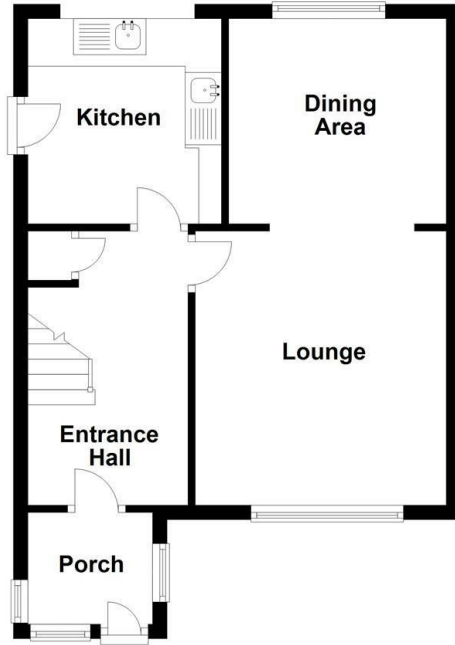
Gardens

To the front of the property there is a neat garden area and a driveway which provides ample parking and access via double gates through to the single detached garage. There are additional enclosed gardens to the rear which are beautifully manicured with a small patio area, a neat, well-maintained lawn and well-stocked flower beds and borders. There is also a store area to the rear of the garage.

£282,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

