





23, Lime Grove, Macclesfield, Cheshire SK10 1LX

Available with No Chain ! Constructed in 2022 by Messrs David Wilson Homes, 'The Hedley' is a stylish and well-thought-out design. This particular property stands proud in a delightful location at the head of a quiet cul-de-sac. The property is in impeccable order and as fresh as the day it was built so even the most discerning of purchasers could look forward to moving in with the minimum of fuss.

Benefitting from all the clever designs for modern living, the accommodation comprises an entrance hall, cloakroom, lounge, dining kitchen, and utility room on the ground floor. On the first floor, there is a master bedroom with an en suite shower room, two further bedrooms, and a family bathroom.

There are fully enclosed lawned gardens and a driveway with an electric charging point.

Lime Grove is a splendid setting as not only does it provide a pleasant and quiet location, but easy access to the town centre of Macclesfield is provided, a mere five-minute walk away with all of its associated amenities, including the railway station with high-speed links to Manchester and London.

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 from our office towards the railway station and turn left onto Sunderland Street and under the railway bridge into Buxton Road. Proceed up the hill and take the second turning on the left hand side into Fence Avenue. Take the next right into Lime Grove, and the property is the last property on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Vestibule

Composite front door. Radiator.

Lounge

17'10 x 10'3

Two uPVC double glazed windows. Television point. Radiator.

Dining Kitchen

17'10 x 9'5

A single drainer stainless steel sink unit with mixer taps and base unit below. An additional range of matching base and eye level units with work surfaces over. Built-in electric hob with an extractor hood over. Built-in oven. Built-in fridge/freezer. Built-in dishwasher. uPVC double-glazed window and patio doors to garden. Two Radiators.

Utility Room

5'9 x 5'6

Base units with work surfaces over. Additional wall-mounted units. Plumbing for washing machine. Extractor fan. Gas central heating and domestic hot water condensing combination boiler. Power and light. Understairs storage cupboard.

Cloakroom/W.C.

Pedestal wash hand basin with mixer tap and tiled splashback. Low Suite W.C. Laminate flooring. Radiator.

Landing

Storage cupboard. Loft access. uPVC double-glazed window. Radiator.

Bedroom One

13'4 x 10'1

Built-in mirror fronted wardrobes. uPVC double glazed window. Radiator.



En Suite Shower Room

A modern suite comprising a double shower cubicle with thermostatic shower, a vanity wash hand basin with cabinet below and a low suite W.C. Extractor fan. Heated towel rail.

Bedroom Two

10'10 x 9'8

Built in store cupboard. uPVC double glazed window. Radiator.

Bedroom Three

9'2 x 7'6

uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath, a pedestal wash basin and a low suite W.C. uPVC double glazed window. Heated towel rail.

Outside

Gardens

There are private fully enclosed gardens to the side of the property which are primarily laid to lawn.

£399,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





