





## 38, Brocklehurst Way, Macclesfield, Cheshire SK10 2HY

\*\*\*NO CHAIN\*\*\*Situating in the highly sought-after parish of Tytherington, this three-bedroom semi-detached property offers well proportioned living spaces and is a great family home. Benefitting from its close proximity to a highly regarded primary school and high school and a number of good local shops as well as being a short drive from Macclesfield town centre, this property is suited to a wide variety of discerning purchasers.

The accommodation comprises an entrance hall, lounge, dining room, kitchen and conservatory to the ground floor whereas, to the first floor there are three bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property, there is a lawned garden with an adjoining driveway that provides ample off-road parking. To the rear, the garden is fully enclosed within fenced borders and incorporates a well-kept lawn as well as a stone flagged patio which serves as an excellent space to enjoy the best of the afternoon and evening sun.

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 heading towards Tytherington. At the first roundabout turn left onto Brocklehurst Way and the property can be found on the left hand side after a short distance.

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

## Ground Floor

### Entrance Hall

uPVC composite front door with attractive, decorative double glazing inset and opaque double glazing adjoining. Spindle balustrade to the staircase. Understairs storage cupboard. Amtico flooring. Vertical column style radiator.

### Lounge

13'00 x 10'01

Wall-mounted living flame electric fire. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Archway through to the Dining Room.

### Dining Room

10'08 x 8'10

Ceiling cornice. uPVC sliding doors to the Conservatory. Double panelled radiator.

### Kitchen

9'11 x 7'04

Single drainer stainless steel sink unit with spring pull-out mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Gas cooker point. Built-in fridge/freezer. Plumbing for automatic washing machine. Space for a tumble dryer. Partially tiled walls. Tiled flooring. uPVC double glazed window. uPVC door opening onto rear garden.

### Conservatory

10'05 x 8'00

uPVC double glazed windows. uPVC double doors opening onto the rear garden. Double panelled radiator.

## First Floor



### **Landing**

Spindle balustrade to the staircase. Access to a fully boarded loft via a pull-down ladder which houses the Worcester Bosch combination style condensing boiler. uPVC double glazed window.

### **Bedroom One**

12'10 x 9'11

Recessed spotlighting. Dimmer switch. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

10'09 x 10'00

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

### **Bedroom Three**

9'09 x 6'05

uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a P-shaped panelled bath with mixer tap and rainfall shower head and additional hand-held shower attachment, a wash hand basin with mixer tap set within a vanity unit with cupboard below and a low-suite W.C. Fully tiled walls. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

#### **Gardens**

The property is set back behind a neat lawned garden with planted borders and edged by a dwarf wall and lies adjacent to a driveway providing parking for approximately three cars. The garden to the rear is fully enclosed within fenced borders and is primarily laid to lawn with an attractively shaped flagged patio. Facing south westerly, the garden enjoys the best of the afternoon and early evening sun.

**£290,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor





