





22, Knotting Road, Macclesfield, Cheshire SK11 0AU

We invite you to view this handsome detached and beautifully designed four bedroom, three bathroom family home located in the picturesque and sought after village of Langley.

The property offers light, bright open rooms and an expansive and flowing floorplan to include three reception rooms, four bedrooms, and three bathrooms all of which is finished to a high standard and enhanced by stylish, quality fittings.

In short, the property comprises; an Entrance Hall, Lounge, Study/Playroom, Dining Kitchen, Utility and a W.C to the ground floor. To the first floor, there is a Master Bedroom with an en-suite. Bedrooms two and three are accompanied by a Jack and Jill en-suite and there is also an additional fourth Bedroom and a Family Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property enjoys open views and being located in the semi-rural village of Langley offers easy access to Macclesfield Forest and Teggs Nose Country with superb walking, cycling and horse riding routes.

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 A523 Leek Road, turning left at the traffic lights with Byrons Lane signposted Langley/Sutton. Proceed under the viaduct and then take the next left into Jarman. Follow the road into the village of Langley and turn into Knotting Road on the right hand side. Follow the road round and number 22 can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy Light

Entrance Hall

Composite front door with adjoining glazed panel. Handrail and spindle balustrade to the staircase. Understairs storage cupboards. Amtico flooring. Single panelled radiator.

Lounge

18'03 to the bay x 10'10

A media wall incorporating a Sleek and stylish wall-mounted living flame electric fire., T.V. and soundbar. uPVC double glazed windows to the bay. Two single panelled radiators.

Study/Playroom

9'07 x 7'04

Recessed spotlighting. Storage cupboard housing the Ideal combination style condensing boiler. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

21'06 x 11'00

Single drainer one and a half bowl sink unit with mixer tap and base units below. An additional range of bespoke base and eye level units with contrasting marble work surfaces which extends to a breakfast bar. Integrated double oven. Four ring induction hob with extractor inset. Integrated wine fridge. Integrated fridge/freezer. Plumbing for dishwasher. Recessed spotlighting. Ceiling extractor fan. Tiled flooring. uPVC double glazed window. uPVC double glazed tri-fold doors opening onto the rear garden. Double panelled radiator.

Utility

5'09 x 4'06

Fitted base level units with work surfaces. Plumbing for automatic washing machine. Space for a tumble dryer. Extractor fan. Tiled flooring. uPVC composite door to side elevation.

W.C.

The suite comprises a wash basin with mixer tap and tiled splashback and a low suite W.C. with concealed cistern. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Garage

7'10 x 6'11

Up and over door. Power and light. Utility Meters.

First Floor

Landing

Handrail and spindle balustrade to staircase. Loft access. Airing cupboard.

Bedroom One

18'01 to the bay x 11'01

uPVC double glazed windows to the bay with plantation style shutters. Built-in double wardrobe. Single panelled radiator.

En-suite

The suite comprises a fully tiled cubicle with rainfall shower over, a wash basin with mixer tap and tiled splashback and a low suite W.C. with concealed cistern. Extractor fan. Shaver point. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two

11'04 x 10'11

uPVC double glazed window with plantation style shutters. Single panelled radiator.

Jack and Jill En-suite Bathroom

The suite comprises a fully tiled cubicle with electric Aqualisa shower over, a wash basin with mixer tap and a low suite W.C. with concealed cistern. Shaver point. Recessed spotlighting. Extractor fan. Partially tiled walls. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Three

11'04 x 9'08

uPVC double glazed window with plantation style shutters. Single panelled radiator.

Bedroom Four

11'06 x 7'05

uPVC double glazed window with plantation style shutters. Single panelled radiator.

Family Bathroom

The white suite comprises a panelled bath with mixer tap, a wash basin with mixer tap and a low suite W.C. Shaver point. Extractor fan. Recessed spotlighting. Partially tiled walls. Laminate flooring. uPVC double glazed window. Towel heated towel rail.

Outside

Gardens

To the front of the property is a neat lawn accented by attractive planting and a driveway with off-road parking for two vehicles and access to the garage. The garden to the rear is fully enclosed within fenced borders and is primarily laid to lawn with a flagged patio and well-stocked beds and borders. Power and light. An EV charging point and power and light to the rear exterior are also installed.

£575,000

HOLDEN & PRESCOTT





