





20, Fitzwilliam Avenue, Macclesfield, Cheshire SK11 0EJ

Named after the Oxbridge Colleges, the Seddon estate in Sutton has always been a highly desirable location in which to live, and justifiably so. Nestled in the heart of the picturesque village of Sutton, this property has all of the attributes that family living could desire with its generously sized accommodation surrounded by manicured gardens and its beautiful setting on the fringe of the Cheshire Countryside.

In short, the property comprises an entrance hall, lounge, dining room, dining kitchen, rear porch, downstairs W.C. and an integral garage to the ground floor whilst to the first floor, there are four bedrooms, the main bedroom having an en-suite bathroom and a further shower room. The property benefits from gas fired central heating and uPVC double glazing throughout.

The outside space offers private and fully enclosed beautifully landscaped gardens accented by mature beds and borders as well as a variety of attractive seating areas in which to relax and entertain. To the front of the property there is a flagged driveway offering ample of road parking and which leads to the single integral garage.

Sutton has maintained its village integrity and has a lovely local community feel with good local amenities including a village store, a cafe, the charming Sutton Hall pub/restaurant and a host of other lovely country pubs. For those who enjoy the outdoor lifestyle, Sutton has plenty to offer. The river Bollin and Rosendale Brook weave through the village as does the Macclesfield Canal whilst Macclesfield Forest, Teggs Nose Country Park and Shuttlingsoe are all in close proximity offering many beautiful walks.

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 A523 towards Leek. At the traffic lights with Byrons Lane, turn left, signposted Sutton. Proceed along this road, passing Ye Olde Kings Head public house. Take the second left into Selwyn Drive, left again into Gonville Avenue and then right into Fitzwilliam Avenue and the property is immediately on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with uPVC double glazed glass panels inset and adjoining. Handrail to the staircase. Double panelled radiator.

Lounge

16'08 x 12'03 reducing to 8'09

A living flame gas fire set within a marble fireplace with wooden surround and mantel. Wall light points. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Openway through to the Dining Room.

Dining Room

9'11 x 9'10

uPVC French doors onto the rear garden. Double panelled radiator.

Dining Kitchen

16'04 x 9'10 reducing to 8'04

A Martin Moore handmade Dining Kitchen which incorporates a single drainer composite sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integral Bosch double oven. Integral Bosch four ring gas hob with extractor hood over. Integrated microwave. Integrated Bosch fridge. Integrated automatic dishwasher. Partially tiled walls. Amtico tiled floor. uPVC double glazed windows. Two single panelled radiators.

Rear Porch

Tiled flooring. Composite side door opening onto the side of the property. Access to the garage

Downstairs W.C.

Low suite W.C. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Garage

17'02 x 9'01

Electrically operated up and over door. Power and light. Plumbing for washing machine. Space for a freezer. Fitted shelving. Electric meter. A Worcester domestic central heating boiler.

First Floor

Landing

Handrail to the staircase. Access to lighted and partially boarded loft via a pull-down ladder. Double panelled radiator.

Bedroom One

14'08 x 9'00

Wall light points. uPVC double glazed windows. Single panelled radiator. Double doors to the en-suite bathroom.

En-suite

The white suite comprises a Jacuzzi style bath with motion sensor lights on the bath panel, a fully tiled walk-in shower cubicle with electric Mira shower over, a pedestal wash basin and a low suite W.C. Two wall-mounted, mirror fronted medicine cabinets. Recessed spotlighting. Fully tiled walls. Laminate flooring. uPVC double glazed window. Anthracite grey heated towel rail.

Bedroom Two

12'03 x 10'11

Built-in wardrobe. Fitted shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'11 x 9'10

Built-in wardrobe. Fitted shelving. uPVC double glazed window. Double panelled radiator.

Bedroom Four

9'03 x 8'08

Built-in wardrobe with dressing table unit and drawers. Two fitted bunk beds. uPVC double glazed window. Double panelled radiator.

Shower Room

The white suite comprises a walk-in shower with rainfall shower head and additional detachable shower head, a vanity wash basin with mixer tap set within a vanity unit and a low suite W.C. with concealed cistern. Wall-mounted, mirrored fronted cabinet. Partially tiled walls. Tiled flooring. recessed spotlighting. Cupboard housing the hot water cylinder. uPVC double glazed window. Anthracite grey heated towel rail.

Outside

Garden Workshop

Located at the side of the property. Power and light with motion sensor lights at the front and back. Shelving. Storage. uPVC composite double glazed lockable doors to front and rear elevation.

Gardens

The property is set behind a fully screened front garden that is effectively designed and accented by an assortment of attractive planting and being south facing, is an ideal space to enjoy the best of the afternoon and early evening sun. Adjoining is a paved driveway which provides ample off-road parking and leads to the single garage. The garden to the rear is beautifully landscaped and fully enclosed within mature hedged borders and features a stone-flagged patio, a well-maintained lawn that is bi-sected by slate a chipping pathway with block paved edging, raised beds, a greenhouse and an array of attractive planting as well as further inviting seating areas that provide the perfect space in which to relax or entertain. There is also an outside gas meter and water tap and a motion sensor light by the back gate.

£500,000

HOLDEN & PRESCOTT





