





9, Wellesbourne Close, Macclesfield, Cheshire SK10 3RG

From the moment one enters 9 Wellesbourne Close, it is apparent that no stone has been left unturned in the owner's search for perfection. Having been stripped back to the bare bones upon purchasing the property, it has since been lovingly and thoughtfully restored with great attention to detail to leave a stunning family home ready for immediate occupation.

Situated at the head of a lovely cul-de-sac within this popular Jones Development, it is the perfect setting for a family home. The property has been extended, reconfigured and completely refurbished. With stylish yet neutral decor and high-quality fittings throughout, particularly in the kitchen and bathroom, this property has evolved to meet the requirements of modern-day living.

On the ground floor, there is a covered porch, hall, W.C., cloakroom, lounge, superb dining kitchen, utility room, and conservatory, while on the first floor, there are four bedrooms and two bathrooms.

The property is appointed to a consistently high standard throughout, and both gas-fired central heating and uPVC double glazing are installed. To the rear, manicured gardens, a neat lawn, and a gravel patio provide the perfect place to relax. A block-paved drive to the front allows for the parking of several cars and access to a single 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 Prestbury Road, bearing left into Victoria Road. Take the fifth turning on the right into Home Farm Avenue, the third right into Leamington Road, and the first left into Wellesbourne Close.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Courtesy light. Quarry tiled floor. Composite front door with inset double-glazed window.

Entrance Vestibule

Vertical radiator. Recessed spotlighting.

Cloaks Cupboard

Ample hanging and shelving.

W.C.

Low suite W.C. Vanitory wash and basin with tiled splash back. Radiator. Extractor fan. Recessed spot lighting.

Dining Kitchen

23'10 x 14'00 reducing to 8'10

One-and-a-half bows FRANKE stainless steel sink unit set within a quartz work surface with frey 'Shaker' style base units below. An additional range of matching base and eye level units with matching quarts work surfaces and splash backs. A built in four ring stainless steel gas hob with extractor canopy over. Built-in double oven. Built-in fridge and freezer. Built-in Bosch dishwasher. Understairs storage with ample shelving. Two double radiators. Archway through to the lounge and two uPVC double glazed sliding nation doors to conservatory.

Lounge

13'11 x 11'02

Hole in the wall living flame log effect gas fire. Double radiator. Ceiling cornice. uPVD double glazed bay window. Engineered oak flooring

Conservatory

14'06 x 10'01

uPVC double-glazed windows surmounted upon a dwarf wall to two elevations with patio doors leading to the rear garden. Underfloor heating. Energy-efficient glass roof. Dimmer switch.

Utility Room

7'04 x 7'02

A single drainer stainless steel sink unit with mixer tap and 'shaker' style base unit below. An additional range of matching base and eye level units with work surfaces over. Plumbing for washing machine. uPVC double glazed window and door to rear garden.

First Floor

Landing

Airing cupboard with shelving.

Bedroom One

12'08 to wardrobes x 8'06

A stylish range of built-in wardrobes to one elevation with automated lighting. Matching bedside units incorporating a substantial nest of drawers. Radiator. uPVC double-glazed window.

En-Suite Shower Room

A fully tiled double shower with a thermostatic shower, jungle-style shower head, and additional handheld attachment. Vanotiry wash hand basin set with a marble stand with splash back. Low suite W.C. Vertical chrome heated towel rail. Shaver point. Wall-mounted mirror-fronted medicine cabinet. Tiled floor. uPVC double-glazed window.

Bedroom Two

9'09 x 9'00

uPVC double glazed window. Radiator.

Bedroom Three

9'00 x 9'00 reducing to 6'00

uPVC double glazed window. Radiator.

Bedroom Four

8'11 x 8'08

uPVC double glazed window. Radiator. Loft access.

Bathroom

A modern white suite comprising a panel bath with thermostatic shower, pedestal wash basin and low suite W.C. Extractor fan. Part tiled wall. uPVC double glazed window. Vertical chrome heated towel rail.

Outside**Gardens**

To the front of the property, there is a substantial herringbone-style block-paved driveway providing ample parking and access to the garage. The driveway lies adjacent to neat well stocked and well maintained beds with a vast array of shrubs and bushes. To the rear there are neat lawned gardens and a smart gravel patio, again surrounded by delightfully well stocked beds and borders with a huge assortment of plants, shrubs and trees.

Store

Forming part of one side of the former garage, this store is Ideal for bikes, gardening equipment and the like. Power and light.

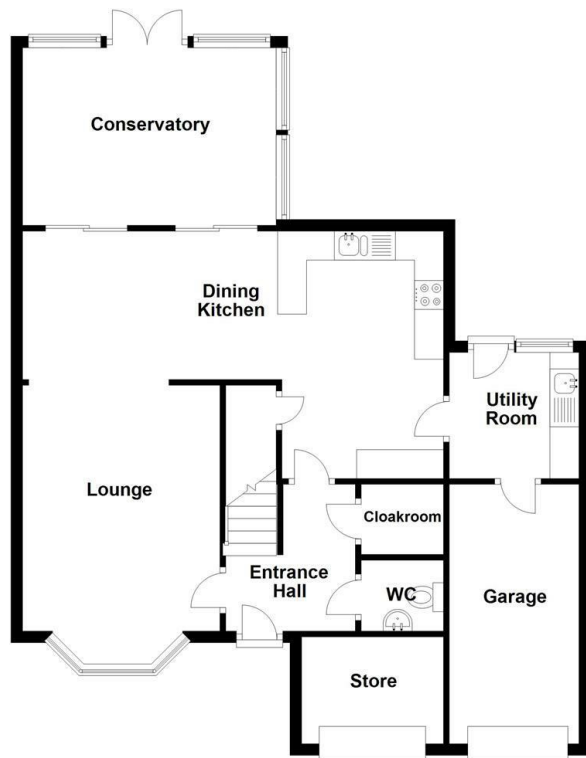
Garage

14'09 x 8'03

Power and light. up and over door.

£530,000

Ground Floor



First Floor





