





28, Higher Fence Road, Macclesfield, Cheshire SK10 1PY

This bay fronted semi detached offers the most desirable location situated at the foothills of the Peak Districts on a quiet residential road. Equally well placed within walking distance of the town this is a lovely home which offers the discerning purchaser the best of both worlds.

The property has been extended and upgraded over the years and now offers good sized accommodation which is presented in very good order.

On the ground floor there is an entrance hall, lounge with a log burning stove, utility room, cloakroom and lovely dining kitchen with bi-folding doors onto the garden. To the first floor there are three bedrooms and a bathroom. The property has gas central heating and uPVC double glazing installed.

The property is set behind a driveway which provides ample off road parking and access to the garage, there is also a neat lawn. The garden to the rear is a fully enclosed with mature flower beds, a lawn, patio and a timber garden shed.

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 Hurdsfield Road. Take the fifth turning on the right hand side into Higher Fence Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Canopy Porch

Entrance Hall

Oak handrail to the staircase. Picture rail. Meter cupboard. Oak flooring. uPVC front door with decorative double glazing inset. Double panelled radiator.

Lounge

15'2 x 13'11 reducing to 13'8

Multi-fuel stove set within an inglenook fireplace with a tiled hearth. T.V. aerial point. Picture rail. uPVC double glazed windows to the bay. Double panelled radiators.

Dining Kitchen

19'10 x 11'10 reducing to 9'6

Belfast sink with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting granite work surfaces and splashbacks. Integrated double oven with four ring gas hob and extractor hood over. Plumbing for a dishwasher. Picture rail. Loft access. Tiled flooring. uPVC bi-folding doors opening onto the garden. uPVC double glazed window. Double panelled radiator.

Utility Room

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and splashbacks. Housing and plumbing for a washing machine and space for a tumble dryer. Tiled flooring. Electric towel rail

Cloakroom/W.C.

The suite comprises a hand basin with mixer tap and a low suite W.C. Extractor fan. Wall-mounted mirror with lights. Downlighting. Wooden panelling. Tiled flooring.

First Floor

Landing

Spindle balustrade to the staircase. Picture rail. Loft access. uPVC double glazed window.

Bedroom One

13'11 x 11'5

Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 9'7

Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Three

6'2 x 5'5

Picture rail. uPVC double glazed window.

Bathroom

The white suite comprises a panelled bath with mixer tap, screen and electric shower over, a pedestal wash basin with mixer tap and a low suite W.C. Partially tiled walls with tongue and groove wooden panelling below dado rail height. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

16'0 x 9'6

To the front of the property there is a large driveway and hardstanding which provides ample off-road parking as well as access to the single garage. There is also a paved patio and a neat lawn with hedged and shrubbed borders. To the rear of the property is a lovely garden which has been effectively landscaped and is enclosed within fenced and hedged borders. Incorporated within are an array of lovely flower beds with attractive planting, Indian stone steps which lead to the raised level where there is a neat lawn, multiple patios and a timber garden shed. The garden to the front has views over the town whilst the rear garden enjoys views over the countryside.

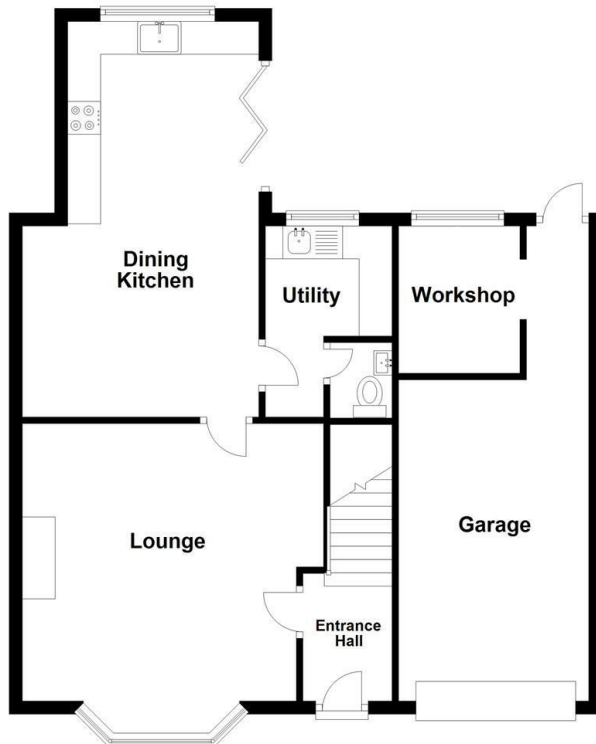
Garage

Up and over door. Power and light and the combination style condensing boiler. Shelving. Skylight. Towards the rear of the garage is a workshop which measures 7'8" x 5'6" and where there is also a window as well as power and light. Door leading to the rear garden.

£385,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

