





23 Horseshoe Drive, Macclesfield, Cheshire SK11 8GB

This individually designed and built detached property has a delightful setting within a small gated development and is just a short walk from the town centre. This stunning split-level home of quite exceptional style and quality provides a most appealing alternative to the mass-produced family home. Since its construction in 2007, the present owners have upgraded the fittings and landscaped what is now a beautiful garden.

The accommodation is laid over three levels and offers excellent flexibility. The main living rooms are positioned on the first floor and feature a lounge with a Juliet-style balcony, luxurious bathroom, dining room, and superb kitchen with double doors onto a large deck. There are two double bedrooms, a superb en-suite, utility, and cloakroom on the ground floor, and two further bedrooms and a washroom on the second floor.

Both gas-fired central heating and double glazing are installed, and solar panels reduce electricity bills and provide the owners with a typical, index-linked income of circa £2,200.00 per annum that being the 2024 value.

A drive facilitates the parking of several cars and access to a double garage with and E.V. charge point (OHME). The garden is very private and in keeping with the house, being cleverly designed and of great interest.

On different levels, there is a large entertaining deck, patio, terrace, lawn, two wildlife ponds, vegetable garden, and carefully considered planting. There are great views from the top of the garden.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities nearby. 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 road 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 Chester Road, turning left at the Regency Hospital roundabout into Oxford Road and next left into Cottage Street and first right into Horseshoe Drive. Proceed to the electrically operated wrought Iron double gates and press the intercom button for number 23.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Composite front door with double glazing inset. Tiled flooring. Intercom system for the main security gates. Cloaks cupboard. Understairs storage cupboard. Radiator.

Cloakroom/W.C.

Pedestal wash basin. Concealed cistern low suite W.C. Extractor fan. Partially tiled walls. Tiled flooring.

Bedroom One

16'02 x 11'01

Two wall light points. T.V. aerial point. uPVC double glazed window. Double radiator.

En-suite

A modern white suite comprising a tiled panelled bath with mixer taps and additional shower attachment, a fully tiled walk-in cubicle with enamel tray and thermostatic shower over, a vanity wash hand basin and a concealed cistern low suite W.C. Recessed spotlighting. Extractor fan. Storage cupboard. Vertical chrome heated towel rail.

Bedroom Three

14'04 x 12'08

T.V. aerial point. Two bed wall light points. uPVC double glazed window. Double radiator.

Utility Room

9'02 x 5'09

A single drainer stainless steel sink unit with central mixer taps and base units below. An additional range of eye level units and built-in work surfaces. Plumbing for automatic washing machine. Space for a tumble dryer. Tiled flooring. Radiator. Access to the rear garden and garage.

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Garage

18'07 x 18'04

An electric remote controlled up and over door. Power and light. Gas central heating and domestic hot water boiler. Stainless steel sink unit. Ample shelving.

First Floor

Landing

uPVC double glazed window. intercom system to the main security gates. Cupboard housing the pressurised hot water system with lagged cylinder and thermostic controls. Built-in storage cupboard. Radiator.

Lounge

18'05 x 15'00

T.V. aerial point. Velux windows. Recessed spotlighting. uPVC patio doors with Juliet balcony. Double radiator.

Open-Plan Kitchen/Dining Area/Snug

24'03 x 18'04 max

One and a half bowl stainless steel sink unit set within a granite work surface with base units below. An additional range of matching base and eye level units with granite work surfaces and tiled splashbacks. Built-in double oven.

Built-in four ring Bosch stainless steel gas hob with extractor canopy over. Built-in Bosch dishwasher. Built-in matching Bosch fridge and freezer. Central island breakfast bar unit with granite work surface with base units and drawers providing ample storage. Recessed spotlighting. Tiled flooring. uPVC patio doors opening onto rear decked garden area. Double radiator. Openway through to the Snug/Dining Area. T.V. aerial point. Double radiator. uPVC double glazed windows and additional patio doors to the garden.

Family Bathroom

A modern white suite comprising a tiled panelled bath with mixer taps and additional shower attachment, a fully tiled walk-in cubicle with thermostatic shower over and a vanity wash basin with mixer taps and a low suite, concealed cistern W.C. Recessed spotlighting. Shaver point. Wall light points. Extractor fan. Wall-mounted mirror fronted medicine cabinet. Fully tiled walls. Tiled flooring. Vertical chrome heated towel rail.

23 Horseshoe Drive, Macclesfield, Cheshire SK11 8GB**Second Floor****Landing**

Porthole double glazed window. Access to a fully boarded loft with lighting installed. Built-in storage cupboards. Radiator.

Bedroom Two

14'10 x 11'08

T.V. aerial point. uPVC double glazed porthole window. Velux windows. Recessed spotlighting. Double radiator.

Bedroom Four

11'06 x 8'10

T.V. aerial point. Velux window. Radiator.

W.C.

Vanity wash basin with tiled splashback. Concealed cistern low suite W.C. Extactor fan. Tiled flooring. Radiator.

Outside**Gardens**

To the front of the property there is a small lawned garden area which lies adjacent to a driveway which provides ample parking and access to the double garage. To the rear, the gardens form a major part of the property's appeal being effectively landscaped to a high standard. Tiered on a number of levels there is a vast area of well-stocked beds and borders accented by attractive shrubs, trees and bushes as well as two ornamental ponds. There are various patio areas thus taking advantage of the best of the sun throughout the day; there is also a further generously sized decked area located directly outside the patio doors from the Kitchen/Snug which is well protected making it an ideal space to relax and enjoy the views over the garden. Included within the sale is a greenhouse and garden shed.

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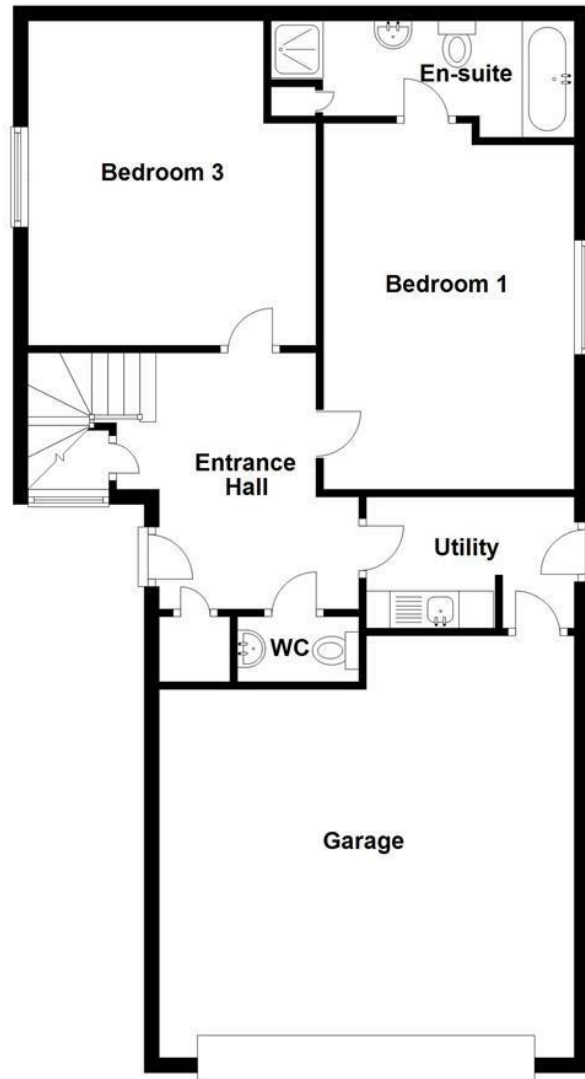
£585,000

HOLDEN & PRESCOTT

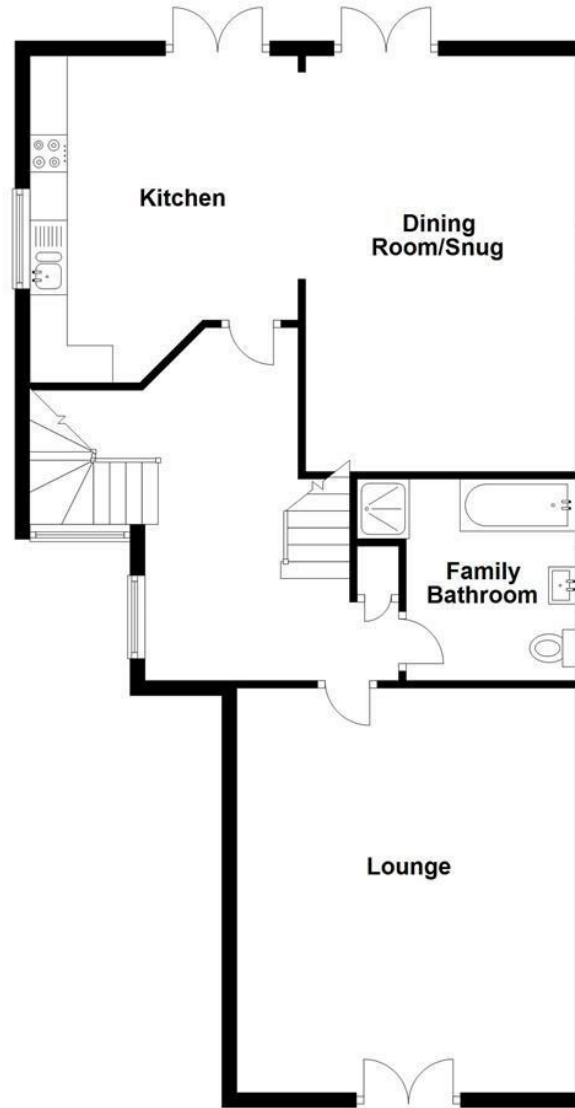




Ground Floor



First Floor



Second Floor

