



For Sale
HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS
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4, Knowsley Road, Macclesfield, Cheshire SK11 8AP

Situated on a quiet back water and in walking distance of Macclesfield town centre lies this delightful, well presented semi-detached property. Traditional in style and tastefully appointed throughout, it provides good sized accommodation together with attractive gardens making it the ideal family home.

The accommodation comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Utility and Cloakroom/W.C. to the ground floor whilst to the first floor there are three Bedrooms and Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property is set behind a block paved driveway that wraps around to the side and provides ample off-road parking. There is also a neat lawned garden which is accented by mature planting. To the rear there is a fully enclosed garden that is primarily laid to lawn and enhanced by an array of flower beds and is adjoined by a block paved patio seating area. Located at the end of the driveway is 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 Park Lane. At the traffic lights turn left into Ryles Park Road and at the top continue right into Western Avenue. Take the first turning on the right into Knowsley Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Wooden front door with glazing inset. Picture rail. uPVC double glazed window. Spindle balustrade to the staircase. Parquet style flooring. Double panelled radiator.

Lounge

13'05 x 11'11

Attractive statement fireplace with tiled hearth, wooden surround and mantel. Picture rail. uPVC double glazed windows. uPVC double doors opening onto the rear garden.

Dining Room

12'05 to the bay x 9'10

Attractive statement fireplace with marble hearth, wooden surround and mantel. uPVC double glazed windows to the bay. Picture rail. Parquet style flooring. Double panelled radiator.

Kitchen

13'04 x 7'10

Single drainer one and a half bowl composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Breakfast bar. Integrated double oven with four ring gas hob and extractor hood over. Integrated coffee machine and warming drawer. Integrated eye level oven. Integrated dishwasher. Integrated fridge/freezer. Fitted shelving. Understairs storage cupboard housing the Worcester combination style condensing boiler. Recessed spotlighting. uPVC double glazed window. Anthracite vertical radiator.

Utility

7'10 x 6'04 I-shaped

Plumbing for automatic washing machine. Space for tumble dryer. Tiled flooring. uPVC door to the side elevation.

Cloakroom/W.C.

Hand wash basin. High suite W.C. Tiled flooring. uPVC double glazed window.

First Floor



Landing

Spindle balustrade to the staircase. Access to a fully boarded loft via a pull-down ladder.

Bedroom One

14'05 reducing to 9'11 x 11'00

Original cast iron fireplace set on a marble hearth. Built-in wardrobe. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'00 x 9'11

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

Bedroom Three

9'07 x 7'03

Original cast iron fireplace set on a marble hearth. Picture rail. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and thermostatic rainfall shower over, a vanity wash basin with mixer tap and storage unit below and a low suite W.C. with concealed cistern. Wall-mounted, mirror fronted medicine cabinet. Fully tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

The property is set behind a block paved driveway that wraps around to the side of the property and provides ample off-road parking. There is also a neat lawned garden which is accented by mature planting. To the rear of the property is an attractive, fully enclosed garden which incorporates a block paved patio and a neat lawn which is enhanced by an array of flower beds.

Garage

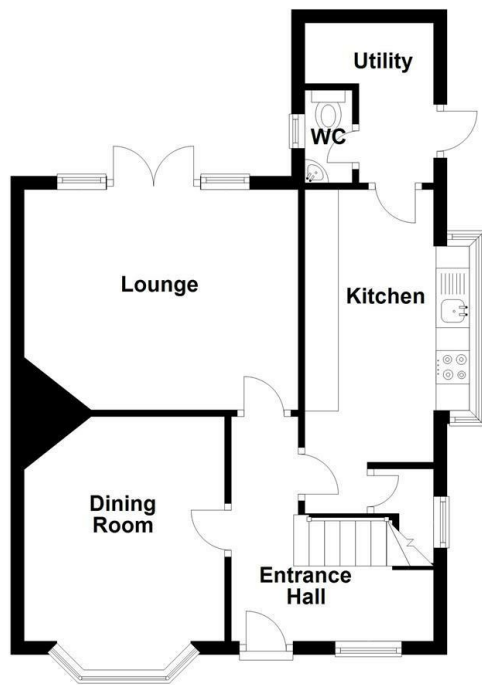
19'08 x 9'06

Up and over door. Power and light. A range of base and eye level units with contrasting work surfaces. Single glazed window. Side door with glazing inset.

£362,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

