





23, College Court, Macclesfield, Cheshire SK11 8HN

College Court is a prestigious development built by Messrs McAlpine Homes on the turn of the millennium and since its conception has matured beautifully. This particular property is the perfect family home boasting generously sized living spaces with a characterful blend of contemporary decor and fittings.

The accommodation comprises; an Entrance Hallway, Lounge, Breakfast Kitchen, Dining Room, Study, Utility, Cloakroom/W.C, Conservatory and a Double Garage to the Ground Floor. To the First Floor, there is a Master Bedroom with an adjoining En-suite with three further Double Bedrooms and a Family Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property there is a neat garden which lies adjacent to a driveway which in turn leads to the double garage. To the rear of the property there are quite delightful gardens which highly compliment the 'socialising' appeal of the property. There is a gravel patio extending to the width of the property with an adjoining lawn comprising of a myriad of plants, shrubs and bushes.

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.

From the town centre proceed along Park Lane turning left at the traffic lights into Ryles Park Road. At the end of the road bear right which then leads into into College Court. Follow the road round where the property can be found towards the head of the cul-de-sac on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hallway

Solid wood front door with glazing inset. Ceiling cornice. Solid oak flooring. Understairs storage cupboard. Spindle balustrade to the staircase. Double panelled radiator.

Cloakroom/W.C.

Hand wash basin with mixer tap and base unit below and a low suite W.C. Wall-mounted mirror fronted medicine cabinet. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

Lounge

18'02 x 11'07

Ceiling cornice. T.V. aerial point. Double panelled radiator. uPVC sliding doors to the Conservatory.

Breakfast Kitchen

15'08 x 9'03

Double bowl Butler sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Kensington range style oven with four ring gas hob, wok burner, plate warmer and extractor hood over. Integrated wine fridge. Space for an American style fridge/freezer. Plumbing for automatic washing machine. Breakfast bar with woodblock surface over. Recessed spotlighting. Feature downlighting. Partially tiled walls. Tiled flooring. uPVC double glazed windows. Vertical radiator.

Dining Room

11'06 x 9'05

Ceiling cornice. Solid oak flooring. uPVC double doors opening onto the Conservatory. Double panelled radiator.

Study

8'02 x 6'10

Solid oak flooring. uPVC double glazed window with shutters. Single panelled radiator.

Utility

6'02 x 5'02

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Tiled splashbacks. Plumbing for automatic washing machine. Space for tumble dryer. Worcester Bosch combination style condensing boiler. Tiled flooring. Single panelled radiator. Solid wood door with glazing inset.

Conservatory

20'03 x 13'01 reducing to 8'05

Wall light points. Ceiling fan. Tiled flooring. uPVC double glazed windows. Skylight electric blinds. uPVC double doors opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Large airing cupboard. Loft access. Single panelled radiator.

Bedroom One

22'01 x 11'08

T.V. aerial points. uPVC double glazed window with shutters. Single panelled radiator. Openway to dressing area with uPVC double glazed window with shutters and single panelled radiator.

En-suite

The white suite comprises a cubicle with thermostatic rainfall shower and detachable shower head over, a vanity wash basin with mixer tap and base unit below and a low suite W.C. Two mirror-fronted medicine cabinets. Electric shaver point. Partial tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two

14'11 x 8'10

uPVC double glazed window with shutters. Single panelled radiator.

Bedroom Three

10'02 x 8'10

uPVC double glazed window with shutters. Single panelled radiator.

Bedroom Four

13'02 x 7'01

uPVC double glazed window with shutters. Single panelled radiator.

Family Bathroom

The white suite comprises a panelled bath with mixer tap and detachable shower head over, a cubicle with thermostatic rainfall shower and detachable shower head over, a vanity wash basin with mixer tap and base unit below and a low suite W.C. Wall-mounted, mirror-fronted medicine cabinet. Fitted shelving. Electric shaver point. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Double Garage

Accessed via up and over doors.

Gardens

The property is set behind a tarmac driveway providing off-road parking for approximately three vehicles. There is also a flagged pathway leading to the front door and a neat lawn accented by mature planting. To the rear of the property is a fully enclosed garden which includes a good sized flagged and gravelled patio and a raised lawn area accessed via a set of railway sleeper steps.

£550,000

HOLDEN & PRESCOTT





