







## 221, Whirley Road, Macclesfield, Cheshire SK10 3JJ

Full of charm, this attractive cottage is set within the village of Whirley and is surrounded by the Cheshire countryside. Having been extended over the years, this home now provides generous and comfortable family accommodation.

On the ground floor there is an entrance hall, dining room, kitchen, cloakroom and lounge with patio doors opening onto the garden. To the first floor there are three bedrooms and a bathroom. A staircase from the second bedroom leads to a full width attic space with a Velux window. The property is warmed by gas central heating and uPVC double glazing is installed.

The property is set back from the road behind a double width block paved drive though it is the rear garden which is most impressive stretching to approximately 125' in length. Fully enclosed it incorporates a deck, lawn and patio area with a range of planting throughout. There is also a large garden shed with power and light.

The properties position on Whirley Road is within walking distance of Whirley Primary School and Fallibroome Academy. It is also on the doorstep of Sandy Lane tea room which is a hidden gem whilst being a short drive from the town centre itself.

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 in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road and Whirley Road is the next turning on the right hand side. Proceed along Whirley Road passing the Primary School, the house can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Ground Floor**

Courtesy light.

**Entrance Vestibule**

Composite front door. Downlighting. Handrail to the staircase. Single panelled radiator.

**Dining Room**

13'11 x 12'6

Living flame gas fire set within a wooden surround and mantel with a marble hearth. T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator.

**Breakfast Kitchen**

13'11 x 9'5

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks which extends to a breakfast bar. Integrated double oven with four ring gas hob and extractor hood over. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Space for a tumble dryer. Cupboard housing the Worcester combination style condensing boiler. Tiled flooring. uPVC double glazed window. Single panelled radiator.

**Cloakroom/W.C.**

The suite comprises a hand basin with mixer tap and tiled splashback and a low suite W.C. Downlighting. Tiled flooring. Understairs storage cupboard with shelving. Double panelled radiator.

**Lounge**

14'5 x 10'4

Laminate flooring. T.V. aerial point. Back door. uPVC patio doors opening onto the garden. uPVC double glazed window. Single panelled radiator.

**First Floor****Landing**

Handrail to the staircase. Storage cupboard with shelving. Laminate flooring.

**Bedroom One**

12'4 x 10'6

Fitted wardrobes with hanging rail and shelving. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

**Bedroom Two**

11'7 x 9'8

Laminate flooring. uPVC double glazed window. Single panelled radiator. Spindle balustrade to the staircase leading to an attic space with power, light, eaves storage, laminate flooring and Velux window. uPVC double glazed window. Single panelled radiator.

**Bedroom Three**

9'1 x 8'4

Laminate flooring. uPVC double glazed window. Single panelled radiator.

**Attic Space**

17'1 x 10'6

**Bathroom**

The 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. Ceiling cornice. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

**Outside****Gardens**

To the front of the property there is a full-width block paved driveway which provides parking for two vehicles. There is also a gated ginnel which provides access to the garden at the rear. The garden to the rear stretches to approximately 120ft in length and is fully enclosed within fenced borders. The space is predominantly lawned but also includes a decked seating area, an array of attractive planting, a wooden pergola and a large timber garden shed. The garden shed is insulated and has power and light.

**£340,000**







