





144, Warwick Road, Macclesfield, Cheshire SK11 8TA

This spacious two bedroom home is presented in excellent order and enjoys stunning views over open farmland.

On the ground floor there is a brick built porch, entrance hall, lounge and kitchen with a breakfast bar whilst to the first floor, there are two good sized double bedrooms and a newly fitted shower room. UPVC double glazing is installed and the property is warmed by gas central heating and a multi fuel stove which is situated in the lounge.

The property is set behind a full width block paved patio with planted borders. The garden to the rear is fully enclosed and landscaped with an Indian stone patio and planted beds with wonderful countryside views. There are also two brick stores. The garden has a southerly aspect and enjoys the best of the afternoon and evening sun.

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 and proceed through two sets of traffic lights into Ivy Lane. Take the third turning on the left into Kendal Road and left again into Kenilworth Road. Warwick Road is the second turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Courtesy light. Brick built porch. uPVC front door with double glazed panel. Wooden flooring. uPVC double glazed window. Double panelled radiator.

Entrance Hall

11'11 x 5'8

uPVC inner door with double glazed panel. Handrail and spindle balustrade to staircase. Meter cupboards. Solid wood flooring. Double panelled radiator.

Lounge

15'8 x 10'5

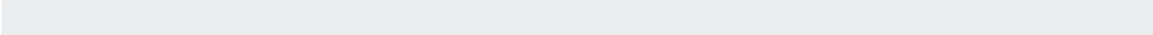
Multi fuel stove set on a marble hearth with tiled surround and wooden mantel. uPVC sliding patio doors opening onto the garden. uPVC double glazed window. Double panelled radiator.

Kitchen

10'3 x 9'5

One and a half bowl sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashback which extends to a breakfast bar. Integrated double oven with four ring electric hob and extractor hood over. Plumbing for automatic washing machine. Space for fridge/freezer. Large storage cupboard with shelving. Additional slimline storage cupboard. uPVC back door with double glazed panel. uPVC double glazed window. Single panelled radiator in black.

First Floor



Landing

Handrail to staircase. Loft access. Cupboard with shelving housing the Vaillant combination style condensing boiler. uPVC double glazed window. Double panelled radiator.

Bedroom One

12'7 x 8'11 to wardrobe

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'8 x 9'5

Floor to ceiling fitted wardrobe with sliding door, hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bathroom

Fully enclosed cubicle with dual-headed thermostatic shower over. Vanity hand basin with mixer tap and storage cupboard below. Low suite W.C. Downlighting. Partially tiled walls. Wall-mounted storage cupboard. uPVC double glazed window. Chrome heated towel rail.

Outside

Stores

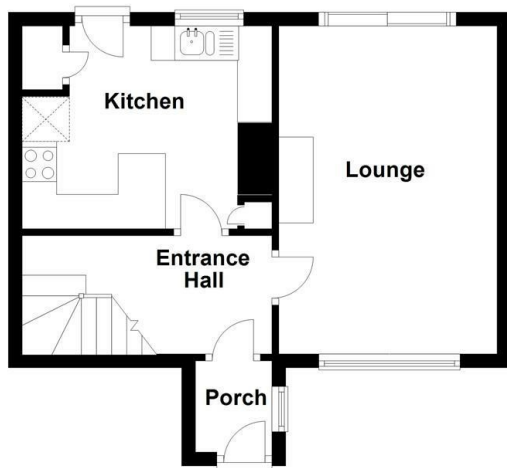
Gardens

To the front of the property there is a full width block paved patio with gravelled borders containing attractive shrubs and bushes whilst to the rear is a delightful, fully enclosed garden which lies within fenced and hedged borders and enjoys a southerly aspect therefore benefitting from the best of the afternoon and evening sun.

£225,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

