





5, Ambleside Close, Macclesfield, Cheshire SK11 8PY

This end mews property has a very pleasant location within a small cul-de-sac development built by Jones Homes. It is a delightful modern home offering tastefully appointed accommodation with good quality fittings, gas fired central heating and uPVC double glazing. The interior is immaculate and bears a resemblance to a 'show home', which will surely impress all who view. Over recent years (2021/22), the uPVC windows have been replaced, as have the soffits and fascias.

On the ground floor, there is an entrance vestibule, a living room and a dining kitchen with double doors onto the garden, whilst to the first floor, there are two bedrooms and a shower room.

The garden to the rear is paved for ease of maintenance with a full width patio and mature shrub borders. A driveway to the front provides off road parking.

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. Continue across the lights at the Flower Pot into Ivy Lane taking the third turning on the left into Kendal Road. Ambleside Close is the second turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Courtesy light. Composite front door with leaded style glazing inset. Spindle balustrade to the staircase. uPVC window.

Lounge

14'7 x 11'10

Living flame gas fire set within an attractive tiled fireplace and hearth with wooden surround and mantel. Dado rail.

Ceiling cornice. T.V. aerial point. uPVC double glazed windows. Double panelled radiator.

Dining Kitchen

11'9 x 10'11

Single drainer composite sink unit with mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting woodblock work surfaces over. Integrated four ring induction hob with splashback and extractor canopy over. Plumbing for automatic washing machine. Space for a fridge. Cupboard housing the gas central heating and domestic hot water combination boiler. Recessed spotlighting. uPVC double glazed window. uPVC patio doors to the rear garden. Double panelled radiator.

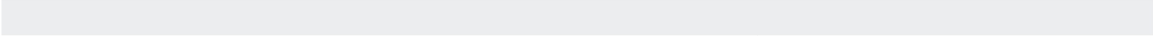
First Floor

Landing

Bedroom One

11'10 x 9'2

A range of built-in bedroom furniture with two built-in double wardrobes. uPVC double glazed window. Double panelled radiator.



Bedroom Two

11'0 x 6'7

Built-in storage cupboard. Loft access. uPVC double glazed window. Double panelled radiator.

Bathroom

A Quadrant shower cubicle with thermostic shower over. Wash hand basin with storage unit below. Low suite W.C. Extractor fan. Partially tiled walls. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Parking

One allocated parking space is located at the front of the property, which lies adjacent to a visitors parking space.

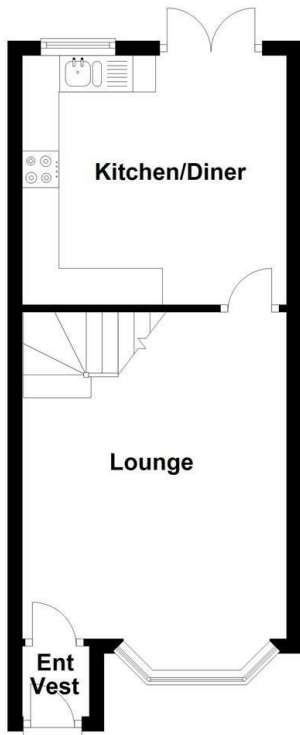
Gardens

To the front of the property there is a driveway providing off-road private parking whilst to the rear, there is a fully enclosed paved garden with mature well-stocked flower beds and borders. There is also a timber store.

£220,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

