





28, Haldene Road, Macclesfield, Cheshire SK11 8WE

This attractive four bedroom detached stands proud in what is a relatively new development, built in 2019. Well placed in the town as it is situated within walking distance of popular schools, the hospital, railway station and the town centre itself which has attractions such as the Picturedrome at its disposal.

The property is presented to the market in immaculate condition and since it was first built, it has been further improved to create an enhanced and beautiful family home which exudes both style and quality.

On the ground floor there is an entrance hall, lounge, cloakroom, utility room and fabulous dining kitchen with patio doors opening onto the garden. The accommodation to the first floor features a master bedroom with ensuite shower, three further well proportioned double bedrooms and a family bathroom. The property has double glazing and is warmed with gas fired central heating. Full smart home automation switches and heating control are installed.

The property is set behind neat lawn and block paved drive which provides off road parking for two vehicles and access to the garage. The garden to the rear is fully enclosed and has been effectively landscaped by the owners. Within the garden there is lawn, with raised and planted borders, a patio and an additional patio which is covered with a pitched roof pergola. The property position means there are no houses directly behind offering that spacious feel.

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, on 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 Cumberland Street bearing right at the roundabout into Chester Road. Having passed the fire station on the left hand side, take the first turning on the left into Haldene road. Take the first right into Fleming Drive and then take the left turning into Haldene Road. The property can be found immediately on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch

Courtesy light. Stone flooring.

Entrance Hall

Composite front door with double glazed panel. Amtico flooring. Handrail to staircase. Single panelled radiator.

Lounge

17'7 x 12'8 reducing 10'4

Large understairs storage cupboard. uPVC double glazed windows with plantation shutters to the bay. Double panelled radiator. Single panelled radiator.

Dining Kitchen

22'2 x 12'4 reducing to 11'5

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 quartz surfaces and splashbacks. Integrated Neff oven with microwave oven over and warming tray below. Five ring Neff electric hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated wine fridge. Downlighting. Hanging light points. Amtico flooring. uPVC double glazed window. uPVC patio doors to the garden. Double panelled radiator.

Utility Room

7'9 x 5'3

Single drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting quartz work surfaces and splashbacks. Plumbing for automatic washing machine. Space for tumble dryer. Downlighting. Extractor fan. Tiled flooring. uPVC back door with double glazed panel. Single panelled radiator.

Cloakroom/W.C.

The white suite comprises a hand basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

First Floor

Landing

Access to a partially boarded loft with lights installed. Radiator.

Bedroom One

14'8 x 12'8 reducing to 10'4

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

En suite Shower

The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over, a hand basin with mixer tap and a low suite W.C. with concealed cistern. Wall mounted bathroom mirrored bathroom cabinet with integrated light. Additional bathroom cabinet. Extractor fan. Downlighting. Porcelanosa tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two

14'6 x 8'6

uPVC double glazed window. Single panelled radiator.

Bedroom Three

13'11 x 9'9 reducing to 7'6

Storage cupboard with shelving over the stair bulkhead. uPVC double glazed window. Double panelled radiator.

Bedroom Four

12'2 x 9'8 reducing to 8'2

uPVC double glazed window. Single panelled radiator.

Family Bathroom

The suite comprises a panelled bath with mixer tap and shower over, a fully tiled cubicle with dual-headed thermostatic shower over, a hand basin with mixer tap and a low suite W.C. with concealed cistern. Extractor fan. Downlighting. Wall-mounted mirrored bathroom cabinet. Porcelanosa tiled walls. Tiled floor. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set behind a double block paved driveway and neat lawn accented with attractive bush borders. There is also a stone flagged path which leads to the rear garden which is accessed via a secure gate. The garden to the rear is fully enclosed and has been effectively landscaped to incorporate spaces for all members of the family as there is a good sized neat lawn, a wrap-a-round Kandra grey indian stone patio and a raised patio which is covered by a wooden pergola with a pitched roof. Bordering the lawn are raised beds edged by railway sleepers which contain a range of trees, bushes and shrubs. Outdoor lifestyle electrics are also installed.

Garage

19'3

Insulated electric roller garage door. Power and light. Worcester combination style condensing boiler.

Service Charge

There is a yearly service charge for the grounds surrounding the property which is £286.94

£515,000

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