







### 3, Moorlands Close, Macclesfield, Cheshire SK10 2TL

Moorlands Close is a quiet and pleasant cul de sac situated on the highly sought after Tytherington Links Development. This home benefits from a peaceful environment while still being conveniently close to excellent schools, making it an ideal choice for families. The surrounding area is accessible to local amenities, ensuring that everything you need is within easy reach.

This property, constructed by Messrs Crosby Homes, has been considerably well maintained, improved and extended to provide spacious and comfortable accommodation. The heart of the home is undoubtedly the wonderful open-plan kitchen and dining area, which seamlessly flows into a bright conservatory. This setting is ideal for family gatherings and social occasions. Other notable additions are the recently fitted family bathroom and central heating boiler (2024), which, along with the neutral yet stylish decor, work together to provide a home ready to move into.

In brief, the accommodation comprises a covered porch, an entrance hall, cloakroom, lounge, dining room, study, dining kitchen, conservatory and a utility room on the ground floor, whilst to the first floor there is a master bedroom with an en suite shower room, three further bedrooms and a family bathroom.

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 Manchester Road (A538), turning left shortly after passing Tytherington High School into Dorchester Way. Take the fourth turning on the left into Farmfield Drive and then the first right turn into Moorlands Close.

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

**Covered Porch**

Courtesy light. Quarry tiled floor.

**Entrance Hall**

Ceiling cornice. Recessed spotlighting. Radiator with stylish radiator cover.

**Cloakroom/W.C.**

Vanity wash hand basin with tiled splashback. Low suite W.C. Extractor fan. recessed spotlighting. Understairs storage.

**Lounge**

18'1 into bay x 10'9

Hole in the wall living flame gas fire. Ceiling cornice. Two wall light points. T.V. aerial point. uPVC double glazed window. Double radiator.

**Dining Room**

11'4 x 8'11

Ceiling cornice. uPVC double glazed window. Radiator.

**Study**

7'11 x 5'9

uPVC double glazed window. Radiator.

**Dining kitchen**

20'4 x 11'4

Double bowl enamel sink unit with central mixer taps and cream Shaker style base units below. An additional range of matching base and eye level units with contrasting woodblock work surfaces and splashbacks. Gas cooker point with tiled splashbacks and a Range Master extractor hood over. Built-in dishwasher. Space for fridge/freezer. Recessed spotlighting. Velux window. uPVC double glazed window. Double panelled radiator. Open way through to the conservatory.

**Conservatory**

11'4 x 11'4

A dwarf wall conservatory with uPVC double glazed windows to three elevations and patio doors opening onto the garden.

**Utility Room**

7'9 x 4'7

Stainless steel circular sink unit with mixer taps set within a worktop with storage units below. Additional work surfaces and storage shelving. Plumbing for automatic washing machine. uPVC double glazed window. Vaillant gas central heating and domestic hot water condensing combination boiler (Fitted 2024). Access to the garage.

**Landing**

Recessed spotlighting. Airing cupboard. uPVC double glazed window.

**Bedroom One**

12'6 x 10'6

Built-in wardrobe. uPVC double glazed window. Radiator.

#### **En-suite Shower Room**

Fully tiled double cubicle with Travertine tiling and thermostatic rainfall shower head over. Vanity wash hand basin with central mixer taps. Concealed cistern W.C. Shaver point. Extractor fan. Recessed spotlighting. Travertine tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

#### **Bedroom Two**

10'6 x 10'2

uPVC double glazed window. Radiator.

#### **Bedroom Three**

10'1 x 5'10 increasing to 9'5

uPVC double glazed window. Radiator.

#### **Bedroom Four**

10'2 x 8'0

uPVC double glazed window. Radiator.

#### **Family Bathroom**

A white suite comprising a panelled bath with central mixer taps and thermostatic rainhead shower and separate shower attachment over, a vanity wash basin with mixer taps and storage cabinet below and a low suite W.C. Partially tiled walls. Shaver point. Extractor fan. Recessed spotlighting. Vertical chrome heated towel rail.

#### **Outside**

##### **Garage**

12'7 x 8'4

Up and over door. Power and light. Meter cupboard. Door to side passageway. Please note: The rear of the garage has been sectioned off to provide a utility area.

##### **Gardens**

To the front of the property there is a double width driveway providing ample off-road vehicular parking and adjacent to which is a neat lawned garden with mature hedgerow borders. To the rear, the gardens are fully enclosed within fenced borders with a neat lawned garden accented by mature well-stocked flower beds and borders and with three patio areas ensuring enjoyment of the sun throughout the day.

**£525,000**

HOLDEN & PRESCOTT









