





19, Cavendish Close, Macclesfield, Cheshire SK10 2LG

This modern two-bedroom semi-detached property is situated in a quiet cul-de-sac on the edge of the popular Tytherington Links development. The property has been extremely well cared for over the years, and the most discerning of purchasers could look forward to moving in with minimal fuss, leaving the chance to stamp one's own style on the property as and when time and finances permit.

On the ground floor, there is a spacious lounge and a well-fitted kitchen and a conservatory overlooking delightful gardens. On the first floor, there are two double bedrooms and a bathroom. The property has the benefit of both gas-fired central heating and uPVC double glazing.

As mentioned, the rear gardens are exceptional, with attractive, well-stocked beds and borders. A driveway provides parking for several cars and access to a detached garage.

Available with No Chain!

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) in a Northerly direction turning left shortly after passing Tytherington High School onto Dorchester Way. Cavendish Close is the next turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Enclosed Porch

uPVC front door and double glazed window. Parquet flooring. Sliding doors to the Lounge.

Lounge

19'0 x 11'10

A living flame gas fire set within an attractive marble surround and hearth. T.V. aerial point. Ceiling cornice. Two wall light points. Understairs storage cupboard. uPVC bow window. Double panelled radiator.

Kitchen

11'10 x 9'0

Single drainer one and a half bowl sink unit with mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Built-in oven. Built-in four ring gas hob with extractor canopy over. Plumbing for automatic washing machine. Built-in fridge freezer. Tiled flooring. uPVC double glazed window. uPVC door to the Conservatory. Double radiator.

Conservatory

11'0 x 7'8

uPVC double glazing to three sides and double patio doors opening onto the rear garden. Power and light. T.V. aerial point. Double panelled radiator.

First Floor

Landing

Access to a boarded loft.



Bedroom One

10'5 x 9'11

A range of built-in bedroom furniture including wardrobes with storage cupboards over. uPVC double glazed window. Radiator.

Bedroom Two

11'11 x 9'2

Airing cupboard housing the gas central heating and domestic hot water combination boiler. uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath with mixer taps and shower attachment over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Recessed spotlighting. uPVC double glazed window. Radiator.

Outside

Gardens

To the front of the property there is a driveway providing ample off-road parking and access to the detached garage and a neat lawn. To the rear, the gardens have been attractively landscaped to considerable effect with a substantial paved patio area which in turn leads to raised beds and neat lawn. Beyond are further attractive tiered gardens which are well-stocked with a multitude of plants, shrubs and bushes.

Garage

Up and over door. Power and light.

£280,000

HOLDEN & PRESCOTT





