





36, Ivy Road, Macclesfield, Cheshire SK11 8QN

A classically designed bay fronted 1930's detached house which over years has been comprehensively extended to create a beautiful home.

The accommodation comprises an entrance hall, dining room, a 25' lounge, cloakroom, study, utility room and dining kitchen which opens onto the garden. To the first floor there are three bedrooms with the master benefiting from an en-suite and a further family bathroom. The property is warmed with gas central heating and uPVC double glazing is installed.

A driveway to the front provides ample off-road parking for several cars as well as access to a single garage. The rear garden is a lovely feature and extends to an impressive length. Incorporated within is a patio, lawn, a range of attractive planting and brick built shed. The garden has a south westerly aspect and enjoys the best of the afternoon and evening sun so perfect for relaxing or entertaining.

Ivy Road is a popular residential road which lies within close proximity to a range of amenities and popular, well-regarded schools.

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 Cumberland Street bearing right at the roundabout into Chester Road. At the next mini roundabout take the left turning into Ivy Road where the property can be seen on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Courtesy lights.

Entrance Hall

Front door. Spindle balustrade to the staircase. Meter cupboard. Large storage cupboard with shelving. Karndean flooring. Two single panelled radiators.

Cloakroom/W.C.

The suite comprises a vanity hand basin with storage cupboard below and a low suite W.C. Large storage cupboard. Karndean flooring. uPVC double glazed window. Single panelled radiator.

Dining Room

11'3 x 11'2

Living flame gas fire set within a timber surround and mantel with marble hearth. Ceiling cornice. Picture rail. uPVC double glazed windows to the bay. Double panelled radiator.

Lounge

25'0 x 13'8 reducing to 10'11

Inset living flame gas fire. T.V. aerial point. Ceiling cornice. uPVC double glazed windows. uPVC sliding patio doors to the rear garden. Double panelled radiator. Single panelled radiator.

Study

7'9 x 6'9

Ceiling cornice.

Utility Room

8'3 x 6'10

Stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with matching work surfaces. Plumbing for automatic washing machine. uPVC double glazed window. uPVC door with double glazed panel inset.

Dining Kitchen

13'11 x 11'10

Single drainer composite sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with matching work surfaces and splashbacks. Integrated Bosch double oven with four ring gas hob and extractor hood over. Integrated dishwasher. Ceiling cornice. Karndean flooring. uPVC double glazed window. uPVC sliding patio doors to the garden. Single panelled radiator.

First Floor



Landing

Spindle balustrade to the staircase. Ceiling cornice. Loft access. Large storage cupboard with shelving. Airing cupboard housing the hot water cylinder.

Bedroom One

12'2 x 9'2

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

En-Suite

The suite comprises a fully tiled cubicle with thermostatic shower over, a vanity hand basin with storage cupboard below and a low suite W.C. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'3 x 9'2

Floor to ceiling fitted wardrobes with mirrored sliding door, hanging rail and shelving. Ceiling cornice. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Three

10'6 x 7'0

Fitted wardrobes with mirrored sliding door, hanging rail and shelving. Ceiling cornice. uPVC double glazed windows. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap, shower and screen, a pedestal wash basin, a bidet and a low suite W.C. Ceiling cornice. Partially tiled walls. Mirrored bathroom cabinet. uPVC double glazed window. Single panelled radiator.

Outside

Integral Garage

Up and over door. Power and light. Location of the central heating boiler.

Gardens

The property is set back and screened from the road behind mature hedging ,a gravelled garden and large block-paved drive that provides ample off-road parking and access to the single garage. The entire property is fully enclosed within fenced and hedged borders with gated access to the rear via a block-paved pathway which leads to a large block-paved patio which extends into a further patio of Indian stone. A set of steps lead up to a large well-kept lawn which is surrounded by border planting of mature shrubs and bushes. The garden has a wonderful south westerly aspect and so gets the best of the afternoon and evening sun. There is also a brick built shed with power and light.

£465,000

HOLDEN & PRESCOTT





