







## **169, Chester Road, Macclesfield, Cheshire SK11 8QA**

Period properties have an abundance of character details that remain popular and in demand in today's market and this property is no exception. Located on Chester Road and in close proximity to the town centre and a number of local schools, this particular property typifies the late Victorian era with light and well-proportioned accommodation and is an exceptionally attractive family home which retains much of its original charm and character.

The accommodation comprises; an Entrance Hall, Cloakroom/W.C, Lounge, Dining Room and a Breakfast Kitchen to the Ground Floor with a Master Bedroom and accompanying en-suite with two further double Bedrooms on the First Floor. The attic has been converted to allow a fourth bedroom on the second floor. There is the additional benefit of a cellar that stands at approximately 30ft in length and is perfect for storage. The property is heated by gas fired central heating with uPVC double glazing installed throughout.

The property is set back and screened from the road by mature bushes and trees and approached by a driveway that allows ample off-road parking and access to the single garage. An EV charging point is also located at the front. To the rear, there is an attractive two tiered garden that incorporates a stone flagged patio with raised flower beds and a well-kept lawn. The garden benefits from a southerly aspect and so enjoys the best of the afternoon and evening sun.

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

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## Ground Floor

### Entrance Hall

Composite front door with fanlight over. Ceiling cornice. Dado rail. Recessed spotlighting. Original Victorian mosaic floor tiles. Deep skirting boards. uPVC double glazed window. Double panelled radiator. Spindle balustrade to the staircase. Understairs access to the cellar.

### Cloakroom/W.C.

Hand basin with mixer tap and tiled splashback. Low suite W.C. Heated towel rail.

### Lounge

13'07 x 13'04

Feature stone fireplace with tiled hearth. Built-in shelving and storage to the chimney recess. T.V. aerial point. Ceiling cornice. Picture rail. Deep skirting boards. uPVC double glazed window to both the front and side elevation. Double panelled radiator.

### Dining Room

14'06 x 13'04

Feature stone fireplace with tiled hearth. Ceiling cornice. Picture rail. Shelving and cupboard to the chimney recesses. Deep skirting boards. uPVC double glazed window to the side elevation. uPVC double doors opening onto the rear patio.,

### Breakfast Kitchen

17'05 x 12'09 I-shaped

Single drainer stainless steel sink unit with mixer tap and Shaker style base unit below. An additional range of matching base and eye level units with contrasting woodblock work surfaces and tiled splashbacks. Electric cooker point with space for a range style cooker and stainless steel extractor hood over. Integrated dishwasher. Space for an American style fridge/freezer. Cupboard housing the Baxi combination condensing boiler. Wall light points. Recessed spotlighting. Velux window. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Vertical radiator.

### Cellar

30'02 x 10'02

Power and light. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a chest freezer. Extractor fan.

## First Floor

### Landing

Spindle balustrade to the staircase. Dado rail. Recessed spotlighting.

### Bedroom One

13'02 x 9'10

A range of fitted storage cupboards. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

#### **En-suite**

The contemporary white suite comprises a fully tiled cubicle with thermostatic shower over, a countertop wash hand basin with mixer tap set upon a vanity unit with storage below and a low suite W.C. Fitted cupboards. Extractor fan. uPVC double glazed window. Two chrome heated towel rails.

#### **Bedroom Two**

14'04 x 12'09

Built-in wardrobe/storage cupboard. Deep skirting boards. uPVC double glazed window to both side and rear elevation. Double panelled radiator.

#### **Bedroom Three**

13'00 x 12'09

Built-in wardrobe/storage cupboard. Deep skirting boards. uPVC double glazed window to both front and side elevation. Double panelled radiator.

#### **Family Bathroom**

The white suite comprises a P-shaped bath with mixer tap, screen and thermostatic shower over, a wash hand basin with mixer tap and tiled splashback with vanity storage below and a low suite W.C. Recessed spotlighting. Vanity wall lights. Extractor fan. Partially tiled walls. Tongue and groove wooden panelling to dado rail height. Laminate flooring. uPVC double glazed partially opaque window. Chrome heated towel rail.

#### **Second Floor**

##### **Landing**

Storage cupboard to the eaves. Velux window.

##### **Bedroom Four**

17'07 x 11'11

Storage cupboards to the eaves. uPVC double glazed windows. Two double panelled radiators.

#### **Outside**

##### **Gardens**

The property sits behind a small neat garden and a large driveway which provides ample off-road vehicular parking and where the EV charging point is located. The attractive garden to the rear is fully enclosed and landscaped into two levels with a stone flagged patio seating area with steps leading up to a large neat lawn accented by mature beds and borders. An array of attractive planting features throughout the garden. The garden is south facing and so enjoys the best of the afternoon and evening sun.

##### **Garage**

Up and over door. Power and light.

**£580,000**

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