







## 5, Ecton Avenue, Macclesfield, Cheshire SK10 1QS

Located in a desirable area of Macclesfield, this stunning three bedroom link-detached property has undergone a comprehensive programme of refurbishment over the years with no expense spared. Featuring modern comforts together with elegant design throughout, this home is perfect for families and individuals seeking a high quality, thoughtfully designed living space.

The accommodation comprises; a Porch, hallway,, Lounge, Open-plan Dining Kitchen, Sun Room, Sitting Room, Shower Room and Garage to the Ground Floor whereas, to the First Floor, there are three Bedrooms and a Bathroom. The property benefits from gas fired central heating with the addition of skirting heated radiators and uPVC double and triple glazing throughout.

The property lies behind a large flagged driveway bordered by established, attractive trees. To the rear lies a delightful and interesting landscaped garden that is set across three tiers with a large stone flagged patio that catches the best of the afternoon sun. A set of stone steps lead up to a neat, well-maintained lawn that is bi-sected by a stone flagged pathway that leads down to a further patio seating area as well as The Garden Office complete with a log burner, power and light and a timber garden shed. This truly impressive garden is the perfect outdoor space in which to relax, entertain or simply enjoy.

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 Buxton Road. Having crossed the canal take the sixth turning on the left hand side into Ecton Avenue. The property can be found on the right hand side just before the turning into Andrew Grove.

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

## Ground Floor

### Porch

"Rockdoor" Composite front door with glazing inset. Tiled flooring.

### Entrance Hall

Ceiling cornice. UV protected Engineered Oak flooring. Double panelled radiator. Access to the Garage.

### Lounge

23'07 x 13'11

Multifuel stove set upon a marble plinth. Ceiling cornice. uPVC triple glazed window. Double doors opening onto the staircase.

### Dining Kitchen

25'03 x 15'03 max

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting granite work surfaces with splashbacks. A matching kitchen island/breakfast bar incorporating an six ring gas hob with contemporary Caple downdraft touch control extractor fan. Other integrated appliances include a wine fridge, two Multifunction traditional ovens, a microwave oven and a steam oven, a dishwasher and fridge/freezer. Plumbing for automatic washing machine. Carousel corner storage unit. Pantry cupboard. Recessed spotlighting. UV protected Engineered Oak flooring. Electrically powered Velux windows. Underfloor heating around the Kitchen island. Vertical panelled radiator. Tri-fold doors opening onto the Sun Room.

### Sun Room

12'00 x 11'07

Recessed spotlighting. UV protected Engineered Oak flooring. uPVC double glazed window. Tri-fold doors opening onto the rear garden.

### Sitting Room

13'07 x 8'08

Recessed spotlighting. UV protected Engineered Oak flooring . Skylight.

### Downstairs Shower Room

The stylish suite comprises a fully tiled cubicle with a Briston electric shower over, a vanity wash basin tiled splashback, mixer tap and storage cupboard below and a low suite W.C. Recessed spotlighting. Extractor fan. Mirror fronted bathroom cabinet. Heated towel rail.

## First Floor

### Landing

Spindle balustrade and handrail to the staircase. Ceiling cornice. Cupboard housing the Baxi combination condensing boiler. Loft access. uPVC double glazed window.

#### **Bedroom One**

14'00 x 8'04

Ceiling cornice. uPVC double glazed window. Discreet skirting board heating.

#### **Bedroom Two**

13'11 x 8'03

Ceiling cornice. uPVC double glazed window. Discreet skirting board heating.

#### **Bedroom Three**

9'00 x 8'07

uPVC double glazed window. Discreet skirting board heating.

#### **Bathroom**

The white suite comprises a panelled bath with mixer tap and shower attachment, a vanity wash basin with mixer tap and storage cupboard below and a low suite W.C. Mirror fronted bathroom cabinet. Recessed spotlighting. Fully tiled walls. Extractor fan. Shaver point. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

The front of the property features a full-width stone flagged driveway providing off-road parking and access to the single garage and an attractively planted flower bed. The garden to the rear is effectively and attractively landscaped in a tiered design to include stone flagged patios with a manicured lawn and water feature, all of which is accented by a range of mature planting. A stone flagged pathway leads through the garden to the Garden Room at the rear boundary as well as a timber garden shed.

##### **Garden Office**

12'05 x 8'06

Power and light. Multi-fuel stove. uPVC double glazed windows. uPVC double doors. Laminate flooring.

##### **Garage**

12'07 x 9'00

Electric up and over door. Space for a tumble dryer. Shelving.

**£450,000**

**HOLDEN & PRESCOTT**







