







## 61, Brampton Avenue, Macclesfield, Cheshire SK10 3RH

This is a fine four bedroom detached, which is tucked away at the head of one of the areas most popular residential developments. With a generous plot, tasteful decor and spacious accommodation this is an ideal family home.

On the ground floor, there is a porch, entrance hall, cloakroom, study, kitchen, dining room, large lounge and conservatory with patio doors onto the garden. The property is warmed with gas central heating and UPVC double glazing is installed. The property also comes with an EV charger for convenient charging of vehicles at home as well as 16 solar panels for energy generation. Battery storage is located in the garage.

The property is set behind a double driveway and attractively planted front and side garden. There is also a further gated driveway which also provides access to the double detached garage. To the rear of the property there is a tastefully designed garden which has been effectively landscaped by the current vendors to create different levels and areas of interest and features a neat lawn accented by raised beds with a variety of mature planting including mature fruit trees, meandering pathways and patio seating areas. There is also an active vegetable patch and greenhouse for those who enjoy the 'Good Life'.

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 Prestbury Road, turning left after approximately one mile into Kennedy Avenue. Take the second left into Brampton Avenue and continue into the Redrow development where the property can be found within the cul-de-sac on the left hand side.

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

## Ground Floor

### Porch

Courtesy light. uPVC front door with glazing inset. Tiled flooring.

### Entrance Hall

Composite inner door with decorative glazed panel. Ceiling cornice. Spindle balustrade to the staircase. Tiled flooring. Single panelled radiator. Double doors opening onto the Lounge.

### Lounge

15'2 x 14'10

Open fireplace with marble hearth, timber surround and mantel. Ceiling cornice. T.V. aerial point. uPVC double glazed window. uPVC doors opening onto the Conservatory. Double panelled radiator. Open way through to the Dining Room.

### Conservatory

11'3 8'3

Tiled Flooring. uPVC windows. uPVC patio doors onto the garden.

### Dining Room

13'10 x 8'9

Ceiling cornice. uPVC double glazed windows. Single panelled radiator.

### Kitchen

18'2 x 10'5 reducing to 8'4

Single drainer one and a half bowl sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Gas cooker point and space for a range style cooker with extractor hood over. Plumbing for washing machine. Plumbing for dishwasher. Space for a fridge. Vaillant central heating and domestic hot water boiler. Loft access. Large understairs pantry cupboard. uPVC side door with double glazed panel inset. uPVC double glazed windows. Double panelled radiator.

### Cloakroom/W.C.

The suite comprises a pedestal wash basin with mixer tap and a low suite W.C. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

### Study

9'3 x 5'1

Ceiling cornice. uPVC double glazed windows to the bay. Single panelled radiator.

## First Floor

#### **Landing**

Spindle balustrade to the staircase. Loft access. Cupboard with shelving housing the hot water cylinder.

#### **Bedroom One**

12'2 x 11'4

uPVC double glazed windows to the bay. Single panelled radiator.

#### **En-suite**

Fully tiled cubicle with thermostatic shower over. Pedestal wash basin. Low suite W.C. Downlighting. Mirrored bathroom cabinet. Shaver point. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

#### **Bedroom Two**

11'10 x 8'11

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

11'5 x 8'1

Large storage cupboard with hanging rail and shelving that extends over the bulkhead. Fitted wardrobe with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Four**

8'11 x 6'8

Storage cupboard with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a panelled bath with screen and thermostatic shower over, a hand basin with vanity storage below and a low suite W.C. Downlighting. Partially tiled walls. Electric shaver point. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

To the front of the property there is a full length driveway that extends to the double garage and which provides ample off-road parking. Adjacent is a gravelled and lawned front garden that wraps around to the side and features an attractive border containing mature planting of bushes, trees and shrubs and is bi-sected by a flagged pathway that leads to the front door. The garden to the rear is fully enclosed within fenced borders and includes patio seating areas, a neat lawn accented by borders of mature planting with raised beds, a vegetable patch and a good size greenhouse. The property also comes with an EV charger situated to the side on the driveway and 16 solar panels.

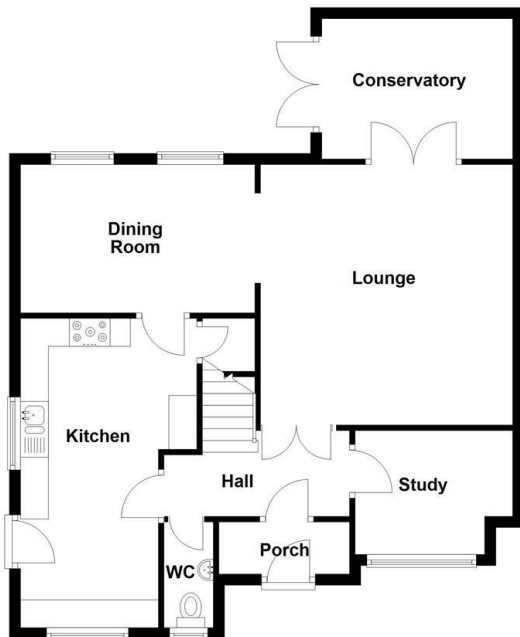
##### **Double Garage**

Brick built garage with pitched roof. Up and over door as well as rear door. Power and light. Storage battery for solar panels.

**£485,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

