





10, Longbutts Lane, Macclesfield, Cheshire SK11 9QU

Nestled in the charming village of Gawsworth on a generous plot, this modern detached house offers a unique design that is sure to captivate. With three reception rooms, this property provides ample space for both relaxation and entertaining, whilst the well appointed bedrooms ensure comfort with the two bathrooms adding convenience for residents and guests alike. Moreover, this property presents exciting potential for extension and adaptation, allowing you to tailor the space to your personal needs and preferences.

The property is warmed by gas-fired central heating and comprises on the ground floor, a covered porch, an entrance hall, a lounge, a study, a dining room, a kitchen and a utility room, whilst to the first floor there is a master bedroom with an en suite shower room, a further double bedroom and a bathroom.

The pretty village location enhances the appeal, providing a serene environment that fosters a strong sense of community spirit. In summary, this delightful home combines modern living with the charm of village life, making it a perfect choice for those seeking a peaceful yet vibrant community. Don't miss the opportunity to make this unique property your own.

Gawsworth is a pretty village to the South West of Macclesfield, located between Macclesfield and Congleton along the A536. The parish of Gawsworth is set in a beautiful part of Cheshire, between the hills at the Eastern edge of the county and the flat land of the Cheshire Plain. It is named as Goursourde in the Domesday survey of 1086, and it is thought that there was a settlement here in Neolithic times. The Hall and Church are probably on the site of an old wooden chapel and stone manor house.

Gawsworth now has a modern primary school, and a local village shop. The parish hall and scout hut stand by a pleasant playing field with tennis courts and a children's playground.

From Macclesfield, proceed along Park Lane, turning left at the 'Flower Pot' into Congleton Road. At the crossroads in Gawsworth, turn left into Church Lane (sign posted Gawsworth Hall) and first left into Woodhouse Lane. Take the first turning on the left into Longbutts Lane, and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Courtesy light. Stone flagged floor.

Entrance Hall

Ceiling cornice. Understairs storage cupboard. Double radiator with shelf.

Cloakroom

Vanity wash hand basin. Low suite W.C. Built-in storage units. Partially tiled walls. Radiator.

Lounge

Cast-iron solid fuel stove set within an attractive stone fireplace and hearth. Ceiling cornice. Three wall-light points. Sealed unit double glazed windows to all elevations. Two radiators.

Study

A comprehensive range of built-in office furniture including storage cupboards and work surfaces. Sealed unit double glazed window. Radiator.

Dining Room

Ceiling cornice. Dado rail. Sealed unit double glazed window. Radiator. Open way through to the Kitchen.

Kitchen

Single drainer one and a half bowl stainless steel sink unit with mixer taps and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Tiled splashbacks. Integrated double oven. Integrated electric hob with extractor canopy over. Integrated microwave. radiator.

Walk-in Larder

Shelving.

Utility Room

Belfast sink. Work surfaces. Partially tiled walls. Plumbing for washing machine. Built-in storage cupboard. Worcester gas fired central heating and domestic hot water boiler.



First Floor

Landing

Bedroom One

18'11 max x 11'9

A comprehensive range of built-in bedroom furniture with wardrobes, dressing table, drawers and matching bedside cabinets. Sealed unit double glazed windows.

En Suite Shower Room

Quadrant corner cubicle with thermostatic shower. Pedestal wash basin. Bidet. Low suite W.C. Partially tiled walls. Recessed spotlighting. Vertical chrome heated towel rail.

Bedroom Two

18'6 max x 10'10

Built-in wardrobes to the eaves. Two wall-light points. Sealed unit double glazed windows. Two radiators.

Bathroom

A five-piece suite comprising a tiled panelled bath with mixer taps and shower attachment, a fully tiled cubicle with themostatic shower, a pedestal wash basin, a bidet and a low suite W.C. Airing cupboard housing the lagged hot water cylinder.

Outside

Double Garage

19'5 x 19'5

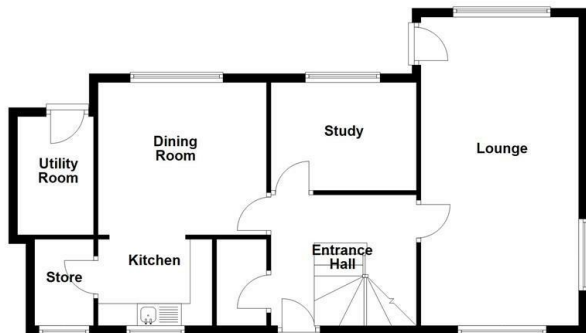
Gardens

To the front of the property there is a stone-flagged driveway providing ample vehicular parking and access to the garage and accented by mature well-stocked flower beds and borders. To the rear there are additional gardens that are arranged over two levels and are primarily laid to lawn with stone flagged patio areas, mature hedging and well-stocked beds and borders.

**Offers In The Region Of
£450,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

