





21, Barnside Way, Macclesfield, Cheshire SK10 2TZ

This fine four-bedroom detached property is nestled within a charming cul-de-sac in the heart of the popular Links development. Over the years, the home has been thoughtfully extended and upgraded, and it is now presented in excellent condition making it an ideal choice for a family residence.

On the ground floor, the accommodation comprises a covered porch, entrance hall, cloakroom, a spacious lounge with double doors leading to the dining room, a newly fitted kitchen, and a conservatory that offers access to both the garage and the attractive rear garden.

Upstairs, the first floor features a generous master suite complete with a dressing room and en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom. The property benefits from gas central heating and UPVC double glazing throughout.

To the front, a full-width driveway provides ample off-road parking and leads to the integral garage. The rear garden is a delightful and private outdoor space, featuring a tranquil pond and a sunny westerly aspect that captures the best of the afternoon and early evening sun.

The Links development is well placed for a range of amenities, schools and The Tytherington Club.

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 Manchester Road (A538), turning left shortly after passing Tytherington High School into Dorchester Way. Barnside Way is the fourth turning on the right hand side and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light. Quarry tiled floor.

Entrance Hall

uPVC front door with decorative glazing inset. Spindle balustrade to the staircase. Ceiling cornice. Dado rail. Cloaks cupboard with hanging rail and shelving. Double panelled radiator.

Cloakroom/ W.C.

Hand basin with mixer tap and vanity storage drawer below. Low suite W.C. Downlighting. Extractor fan. Partially tiled walls.

Lounge

14'10 x 11'8

Living flame gas fire set within a feature fireplace with hearth, timber surround and mantel. T.V. aerial point. Ceiling cornice. Dado rail. uPVC double glazed windows to the bay. Double panelled radiator. Double doors opening onto the Dining Room.

Dining Room

13'1 x 8'11

Ceiling cornice. Dado rail. Sliding patio door to the garden. Single panelled radiator.

Kitchen

9'10 x 8'9

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with matching work surfaces and splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Space for a fridge. Karndean flooring. uPVC double glazed window. uPVC side door to the garden. Plinth heater.

Conservatory

13'7 x 7'5

Polycarbonate roof. Karndean flooring. uPVC patio doors onto the garden. Single panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Ceiling cornice. Dado rail. Airing cupboard with shelving housing the hot water cylinder. Loft access to a fully boarded loft with power and light. uPVC double glazed window. Double panelled radiator.

Bedroom One

11'4 x 9'4

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

En-Suite Shower Room

Fully tiled cubicle with screen and electric shower over. Pedestal wash basin. Low suite W.C. Downlighting. Ceiling cornice. Extractor fan. Wall-mounted mirror-fronted bathroom cabinet. Tiled walls. uPVC double glazed window. Single panelled radiator.

Dressing Room

Bedroom Two

11'3 x 9'6

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Three

13'7 x 7'5

uPVC double glazed window. Single panelled radiator.

Bedroom Four

8'6 x 8'2

Storage cupboard. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a P-shaped panelled bath with mixer tap, screen and thermostatic shower over, a wash basin with mixer tap and vanity storage cupboards below and a low suite W.C. Extractor fan. Tiled walls. Electric shaver point. uPVC double glazed window. Chrome heated towel rail.

Outside

Integral Garage

Electric roller door. Power and light. Stainless steel sink unit with a hose style mixer tap. Plumbing for washing machine. Space for a tumble dryer. Glow Worm domestic central heating boiler.

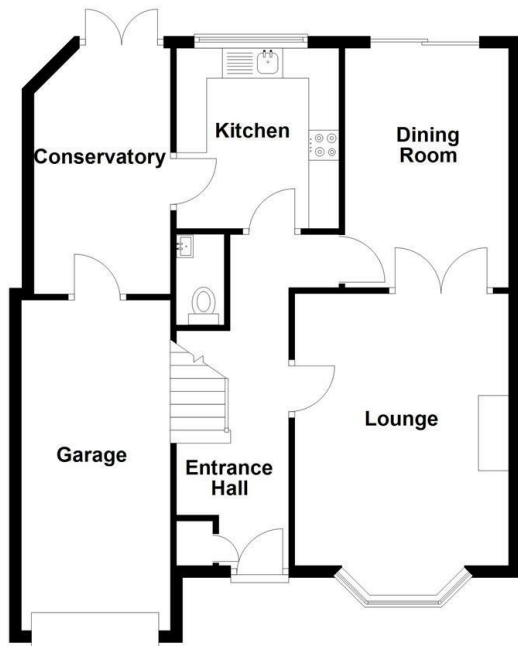
Gardens

The property is set back behind a full-width tarmacadam driveway, offering off-road parking for up to three vehicles and access to a single garage. Neatly maintained borders frame the frontage, with pathways leading down both sides of the house to the rear garden. The rear garden is fully enclosed by fenced borders and has been thoughtfully landscaped to create an attractive outdoor space. Features include a spacious patio, artificial lawn, gravelled walkways, and a charming pond that adds to the tranquil setting. The garden benefits from a westerly aspect and so enjoys the best of the afternoon and evening sun.

£450,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

