





4 Fence Avenue, Macclesfield, Cheshire SK10 1LT

This beautifully presented Victorian semi-detached home is located on one of Macclesfield's most sought-after residential roads. Offering an exceptional blend of period charm, modern conveniences and a prime location with uninterrupted views over Victoria Park. This is a rare opportunity not to be missed now available with NO ONWARD CHAIN!

The property showcases a wealth of character features to highlight its period charm with high ceilings, sash windows, and elegant proportions throughout. Carefully maintained and thoughtfully updated, the property blends traditional character with tasteful modern upgrades, providing comfortable and refined living spaces.

The well-balanced and extended accommodation is split over four floors and in brief comprises a wooden built covered porch, entrance hall with traditional Victorian floor tiles, a lounge with original bay window, sitting room, dining room, utility room, cloakroom and a fabulous dining kitchen with bi-folding doors opening onto the garden. From the hall there is access to a converted cellar which is currently being used as a cinema room. To the first floor there are three large double bedrooms, a shower room and a bathroom. The second floor is home to a further three bedrooms with one benefiting from an en-suite shower room; there is a further W.C. to this floor. The property is warmed with gas fired central heating.

The gardens take on an inner city style and would not be out of place along streets of Kensington, and are a true highlight. Beautifully landscaped with a mix of formal planting, seating areas, and privacy it is the perfect outdoor space for both relaxing and entertaining. The garden benefits from excellent sun exposure and provides access to a detached garage and off-street parking.

Whether you're commuting or enjoying the local countryside, this property is perfectly placed within a five minute walk from the West Coast main line into Manchester and London, at the foot of the Peak District.

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 from our office towards the railway station and turn left onto Sunderland Street and under the railway bridge into Buxton Road. Proceed up the hill and take the second turning on the left hand side into Fence Avenue. The property can be found immediately on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

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Ground Floor

Covered Porch

Timber built porch with courtesy light and original doorbell.

Entrance Hall

Ceiling cornice. Dado rail. Picture rail. Spindle balustrade to the staircase. Understairs storage cupboard. Original and restored geometric 'Minton' tiles Access to the cellar. Sash window with secondary glazing. Double panelled radiator. Single panelled radiator.

Lounge

17'11 x 13'0 into bay

Original period tiled open fireplace with tiled hearth and timber surround. T.V. aerial point. Ceiling cornice. Ceiling rose. Picture rail. Original wood flooring. Sash windows with shutters to the bay. Sash window to the side elevation. Double panelled radiator.

Sitting Room

13'7 x 13'6 into the bay

Multi-fuel stove set within an exposed brick inglenook fireplace with stone hearth. Ceiling cornice. Picture rail. Fitted shelving and cupboards to the chimney recessess. Stripped wooden floorboards. Sash windows. Double panelled radiator.

Dining Room

16'9 x 12'6 into the bay

Cast iron Victorian range fireplace with tiled hearth. Original cupboards and drawers to the chimney recess. Downlighting. Original Victorian quarry tiles. Sash windows with secondary glazing. Double panelled radiator.

Dining Kitchen

23'11 x 15'7 reducing to 10'3

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base, eye and full level cupboards with contrasting quartz work surfaces included a matching island unit which houses the Smeg five ring gas hob and stainless steel sink with mixer tap. Integrated appliances include two Smeg single ovens, a dishwasher and wine fridge. Space for an American style fridge freezer with plumbing for water and ice dispenser. T.V. aerial point. Double glazed atrium glass roof. Tiled flooring with underfloor heating. uPVC bi-folding doors opening onto the patio and rear garden.

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Boiler Room

Control for the underfloor heating. Vaillant central heating boiler. Hot water cylinder.

Utility Room

7'6 x 6'5

Stainless steel sink unit with mixer tap and base cupboard below. Work surface with plumbing for washing machine and space for a tumble dryer below. Tiled flooring with underfloor heating. Velux window.

Cloakroom/W.C.

The suite comprises a hand basin with mixer tap and vanity storage cupboard below and a low suite W.C. Velux window. Tiled flooring with underfloor heating.

Pantry

Shelving. Tiled flooring. Window.

Lower Ground Floor

Cinema Room

12'11 x 12'10

Downlighting. Pull-down cinema screen. Fitted storage. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Ceiling cornice. Dado rail. Storage cupboard. Ceiling light. Double panelled radiator.

Bedroom One

14'0 x 13'0

Feature cast iron fireplace with surround and tiled hearth. Ceiling cornice. Picture rail. Sash windows with secondary glazing to the front elevation. Double panelled radiator.

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Shower Room

12'2 x 6'4

Walk-in fully tiled cubicle with screen and dual-headed thermostatic shower over. A sink and W.C. combination vanity storage unit with two circular sinks with mixer taps and W.C. Tiled splashbacks. Wooden flooring. Sash windows to the front and side elevation. Single panelled radiator.

Bedroom Two

12'1 x 11'10

Cast-iron fireplace with decorative tiled insert and tiled hearth. Ceiling cornice. Sash window with secondary glazing. Double panelled radiator.

Bedroom Three

14'6 x 13'1

Cast-iron fireplace with decorative tiled insert and tiled hearth. Ceiling cornice. Sash windows with secondary glazing to the side and rear elevations. Double panelled radiator.

Bathroom

10'8 x 7'6

The suite comprises a free-standing cast iron bath with mixer tap and shower attachment, a fully tiled cubicle with dual-headed thermostatic shower over, a wash basin with vanity storage cupboard below and a high suite W.C. with pull-chain. Downlighting. Tiled flooring. Sash window with secondary glazing. Double panelled radiator.

Second Floor

Spindle balustrade to the staircase. Obscured and toughened coloured glass floor to lower landing. Velux windows. Double panelled radiator.

Bedroom Four

13'8 x 12'3

Cast-iron fireplace with tiled hearth. Double glazed window. Double panelled radiator.

En-Suite Shower Room

The suite comprises a fully tiled cubicle with thermostatic shower over, a wash hand basin with mixer tap and vanity storage below and a low suite W.C. Fully tiled walls. Tiled flooring. Velux window. Chrome heated towel rail.

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Bedroom Five

18'8 x 9'6

Cast-iron fireplace with tiled hearth. Eaves storage. Double glazed window. Double panelled radiator.

Bedroom Six

14'2 x 8'10

Cast-iron fireplace with tiled hearth. Eaves storage. Double glazed window. Double panelled radiator.

W.C.

Wash hand basin with vanity storage below and a low suite W.C with concealed cistern. Partially tiled walls. tiled flooring. Velux window. Chrome heated towel rail.

Outside

Gardens

The gardens to the front, side and rear of the property have been effectively landscaped and are fully enclosed within hedged and fenced borders. The garden to the front features a neat lawn and a stone-flagged patio and pathway which leads along the side to the rear and expands to a further patio seating area which is ideal for al-fresco dining. The garden to the side is accented by planted flower beds and a vegetable patch and includes a neat lawn. To the rear, there is a large Indian stone courtyard garden area with ambient garden lighting and is tastefully arranged with a variety of attractive planting and is seamlessly accessed from the Dining Kitchen via the bi-folding doors. Access to the drive and store. The block paved driveway provides off-road parking for up to three vehicles and is accessed via a single track from Buxton Road.

Garage

17'8 x 9'11

Brick built with electric roller door. Power and light. Overhead storage.

Store

17'8 x 9'4

Power and light.

Asking Price £779,000

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