





132, Gawsworth Road, Macclesfield, Cheshire SK11 8UQ

Occupying an enviable position in one of Macclesfield's most desirable residential areas, this generously proportioned three bedroom detached home offers versatile living spaces and a beautifully landscaped garden with uninterrupted rural views to the rear. Set well back from the road behind a large driveway with ample off-road parking, manicured lawns, and a covered car port, the property is perfectly placed close to highly regarded schools, local amenities, and excellent transport links making it ideal for families and commuters alike.

The accommodation is well laid out and comprises: an entrance hall, lounge, study, garden room, dining room, downstairs shower room, breakfast kitchen, and a separate utility room. To the first floor, there are three double bedrooms and a modern family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

A particular highlight is the stunning rear garden, thoughtfully landscaped and mainly laid to lawn, which backs directly onto open fields offering a rare sense of privacy and peaceful countryside living.

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 in a westerly direction along Chester Road (A537). At the Broken Cross roundabout, turn left onto Gawsworth Road, and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door. Alarm system. Spindle balustrade to the staircase. Meter cupboard. Understairs storage cupboard. Cloaks cupboard. uPVC double glazed leaded style window. Double panelled radiator.

Lounge

15'04 x 10'05

A feature brick framed recessed fireplace with tiled hearth and wooden mantel. Wall light points. uPVC double glazed leaded style window. Bi-fold doors opening onto the Garden Room. Two double panelled radiators.

Study

15'04 x 7'11

Neville Johnson fitted study furniture. Wall light point. Spotlighting. uPVC double glazed leaded style window. Attic storage space above. Double panelled radiator.

Garden Room

17'01 x 10'02

Wall light points. Laminate flooring. uPVC double glazed windows along the full length of the rear elevation. Velux windows. uPVC double doors opening onto the rear garden. Double panelled radiators.

Dining Room

10'00 x 9'07

Delph shelf. Wall light points. Recessed fireplace. Shelving and cupboards to the chimney recess. Stripped oak flooring. uPVC double glazed leaded style window. Double panelled radiator.

Shower Room

The suite comprises a large walk-in fully tiled cubicle with electric Mira shower over, a hand washbasin with mixer tap and tiled splashback and a low suite W.C. Extractor fan. Storage cupboards. Mirror with integral lighting. Single panelled radiator.

Breakfast Kitchen

17'07 x 9'07

Single drainer one and a half bowl stainless steel sink unit with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated double oven and integrated four ring Neff gas hob with extractor hood over. Plumbing for a dishwasher. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. uPVC double doors opening onto the rear garden.

Utility

15'06 x 7'10

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic washing machine. Space for a tumble dryer. Space for an American style fridge/freezer. British Gas domestic hot water boiler. Fitted shelving and shoe racks. Tiled flooring. uPVC door opening onto the rear garden. Double panelled radiator.

Car Port

13'10 x 9'00

Up and over door. Power and light.



First Floor

Landing

Spindle balustrade to the staircase. Access to a partially boarded loft with lighting via a pull-down ladder. Airing cupboard housing the hot water cylinder.

Bedroom One

15'05 x 10'05

A range of fitted wardrobes with shelving and matching bedside cabinets. uPVC double glazed leaded style windows. Double panelled radiator.

Bedroom Two

9'08 x 9'07

Picture rail. uPVC double glazed leaded style window. Single panelled radiator.

Bedroom Three

9'05 x 8'00

Fitted wardrobe with hanging rail and shelving over the bulkhead. uPVC double glazed leaded style window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap, screen and thermostatic power shower over, a hand washbasin with mixer tap and a low suite W. C. Recessed spotlighting. Wall light point. Shaver point. Partially tiled walls. uPVC double glazed leaded style window. Chrome heated towel rail. Double panelled radiator.

Outside

Gardens

The property is approached via an impressive block-paved driveway, offering off-road parking for up to five vehicles and access to the garage. Flanked by well-maintained lawns, the driveway is framed by an attractive array of mature hedges, bushes, and shrubs creating a welcoming first impression. To the rear, the garden is a true standout feature. Expertly landscaped, it boasts a spacious flagged patio, perfect for outdoor seating, dining, and entertaining and complemented by ambient lighting throughout that enhances the atmosphere well into the evening. A generous, neatly maintained lawn is bordered by vibrant and thoughtfully planted flower beds, providing year-round colour and visual interest. The garden is fully enclosed within secure fencing and enjoys uninterrupted views over open countryside, offering a peaceful and private outdoor retreat. Practical features include external power points and two cold water taps. A high-quality Altcast greenhouse and a timber-built garden shed are also included in the sale, ideal for gardening enthusiasts or additional storage.

Freehold

£500,000

HOLDEN & PRESCOTT





