





5, Kew Close, Macclesfield, Cheshire SK10 2YS

This four-bedroom detached property is finished to the highest standard throughout and ideally suited to modern family living. Built by Jones Homes in 2016, this exceptional home combines quality design with practical features, offering comfort, style, and functionality. Enjoying a great geographical location, the property is within easy reach of Macclesfield town centre, well-regarded local schools and excellent outdoor spaces such as The Middlewood Way and the Macclesfield Canal.

Designed to meet the needs of both modern families and the most exacting of purchasers, the property features quality fittings throughout. The true 'hub' of the home is the impressive open-plan living/dining/kitchen, with French doors opening onto the rear garden. The ground floor also offers a separate lounge, a practical utility room, and a convenient cloakroom/WC. Upstairs, the spacious master bedroom benefits from its own en-suite shower room, while three further double bedrooms are served by a stylish family bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

Outside, a block-paved driveway to the front provides off-road parking for two vehicles and access to the integral garage. The rear garden is generously sized and attractively landscaped over two tiers. Benefiting from a westerly aspect, it features a well-maintained lawn and a paved patio area offering a private and sunny space, ideal for outdoor relaxation and family enjoyment.

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 in a northerly direction towards Tytherington.

Proceed through the traffic lights at the Brocklehurst Arms, past the Links estate on the left, taking the second turning on the right into Tytherington Lane. Proceed to the roundabout taking the second exit and then take the fourth turning on the left into Livesley Road. Kew Close is then the second turning on the

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with glazing inset and adjoining. Tiled flooring. Spindle balustrade and handrail to the staircase. Understairs storage cupboard. Double panelled radiator.

Cloakroom/W.C.

Hand washbasin with mixer tap and tiled splashback. Low suite W.C. Tiled flooring. Double panelled radiator.

Lounge

17'03 to the bay x 10'11

T.V. aerial point. uPVC double glazed windows to the bay. Two double panelled radiators.

Dining Kitchen

26'03 x 9'00

Double ceramic Belfast sink with mixer tap and base unit below. An additional range of base and eye level units with integral lighting and contrasting work surfaces over. Integrated double oven and integrated four ring gas hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher.

Recessed spotlighting. T.V. aerial point. Contemporary pendant lighting. Tiled flooring. uPVC double glazed window. uPVC double doors opening onto the rear garden. Double panelled radiator.

Utility

5'03 x 5'03

Single drainer stainless steel sink unit with mixer tap and base unit below. A range of base level units with contrasting work surfaces. Plumbing for automatic washing machine. Tiled flooring. uPVC door opening at the side elevation. Double panelled radiator.

Garage

15'08 x 8'06

Up and over door with glazing inset. Space for a further fridge/freezer. Glow Worm combination condensing boiler.

First Floor

Landing

Spindle balustrade to the staircase. Airing cupboard. Double panelled radiator.

Bedroom One

13'09 x 11'01

Floor to ceiling bespoke fitted wardrobes. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

En-suite Shower Room

Fully tiled cubicle with thermostatic rainfall shower and additional detachable shower head over, a hand washbasin with mixer tap with vanity storage below and a low suite W.C. Wall-mounted mirror-fronted cabinet. Fully tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 8'08

T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Three

12'10 x 9'05 max

T.V. aerial point. Loft access. uPVC double glazed window. Double panelled radiator.

Bedroom Four

9'08 x 9'04

Built-in storage cupboard. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Family Bathroom

The white suite comprises a cubicle with thermostatic rainfall shower and additional detachable shower head over, a panelled bath with mixer tap, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted cabinet with integral lighting. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

The property is accessed via a block-paved driveway that provides off-road parking and access to the garage. The driveway is framed by neat lawns and mature, attractively planted borders. To the rear, the garden is fully enclosed within fenced boundaries and has been thoughtfully landscaped across two levels. It features a stylish flagged patio seating area, manicured lawns, and well-maintained planted borders containing a variety of shrubs, trees, and bushes.

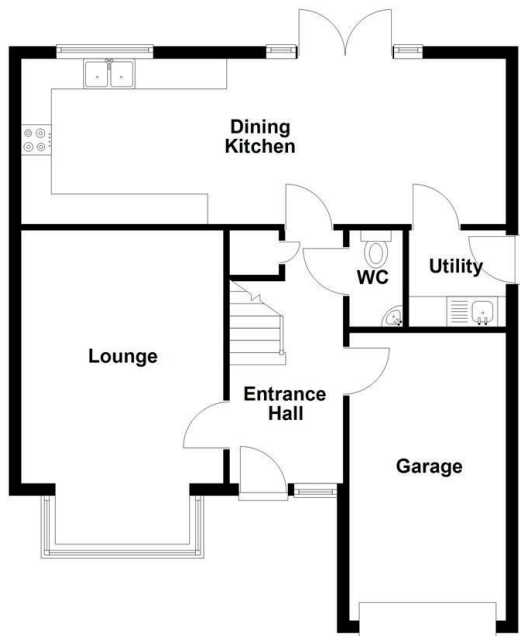
Leasehold

A term of 999 years that started February 2016. There is an annual ground rent of £340.00 and an annual service charge of £120.00 payable to Emerson management services.

£525,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

