







## 22, Aylesbury Close, Macclesfield, Cheshire SK10 2LE

This fabulous mews home is located within a quiet cul-de-sac on the edge of the highly regarded Tytherington Links development. Built in 2020, the property presents as new and benefits from a 10-year Build Zone warranty. Every detail has been carefully considered to create a high-quality, contemporary home in an outstanding location.

On the ground floor there is a porch, cloakroom, kitchen with breakfast bar, lounge with sliding patio doors to the conservatory with double doors on to the garden. To the first floor there are two well proportioned bedrooms and a contemporary family bathroom. The property has a PC rating of A, with double glazing and gas central heating installed.

Occupying a desirable corner plot, the property enjoys gardens to three sides, benefiting from a sunny southerly aspect. To the front, a gravelled driveway provides off-road parking with additional residents' parking also available. The side and rear gardens are fully enclosed and feature wraparound decking, ideal for outdoor dining and entertaining.

Available with No Onward chain.

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 our offices along Beech Lane past Tytherington High School and turn left into Dorchester Way. Take the first left into Amersham Close and the first left into Aylesbury Close.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

Courtesy light.

## Porch

uPVC front door with double glazing inset. Coat hooks. LVT flooring.

## Kitchen

10'11 x 9'3

One and a half bowl composite sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks extending to a breakfast bar. Glass balustrade to the staircase. Integrated oven with four ring gas hob and extractor hood over. Space for fridge. Plumbing for washing machine. Cupboard housing the Baxi combination condensing boiler. Glass balustrade to the staircase. Understairs storage cupboard. Downlighting. LVT flooring. uPVC double glazed window. Open way through to the lounge

## Lounge

12'1 x 11'1

T.V. aerial point. LVT Flooring. Sliding patio doors onto the Conservatory. Anthracite grey vertical radiator.

## Cloakroom/W.C.

The suite comprises a washbasin with mixer tap and tiled splashback and a low suite W.C. Extractor fan. LVT flooring. Chrome heated towel rail.

## Conservatory

10'8 x 8'7

T.V. aerial point. LVT flooring. uPVC patio door opening onto the garden. Double panelled radiators.

## First Floor



### **Landing**

Glass balustrade to the staircase.

### **Bedroom One**

12'3 x 8'8 at maximum

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

### **Bedroom Two**

8'11 x 7'2

Storage cupboard with hanging rail. T.V. aerial point. Access to a fully boarded loft with power and light via a pull-down ladder. uPVC double glazed window.. Double panelled radiator.

### **Bathroom**

The white suite comprises a P-shaped bath with mixer tap and dual-headed shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

### **Gardens**

To the front of the property, there is a gravelled driveway with a pathway leading to the front door. To the rear, a fully enclosed garden features a wraparound deck set within fenced borders. Benefiting from a southerly aspect, the garden enjoys ample afternoon and evening sunlight. Additional features include timed lighting along the side of the property and a gate providing convenient access to the residents' car park.

**£260,000**

HOLDEN & PRESCOTT







