





3, Mereside Close, Macclesfield, SK10 3QR

Nestled within a quiet and highly sought-after residential close, this delightful detached home offers an excellent opportunity for families seeking a comfortable and ready-to-move-into property. Ideally located, it is within easy reach of well-regarded local schools and everyday amenities, while also being just a short drive from Macclesfield town centre and the mainline railway station.

The accommodation comprises; an entrance hall, lounge, dining room, kitchen, and a utility room with access to the integral single garage to the ground floor whilst the first floor features a generous master bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a modern family shower room. The property benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the property is approached via a generous block-paved driveway providing off-road parking for approximately three vehicles, alongside an attractive gravelled frontage. Gated access to both sides of the house leads to a beautifully maintained rear garden, fully enclosed and featuring a neatly kept lawn, mature planted borders, and a spacious flagged patio ideal for outdoor dining and relaxation. Two timber garden sheds are included within the sale.

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, on 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 Cumberland Street bearing right into Prestbury Road and left into Victoria Road. Take the second turning on the right into The Whitfields and fifth right into Mereside Close.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Porch

Hall

Lounge

14'03 x 10'08

Recessed marble fireplace with timber mantel over. Ceiling cornice. Wall light points. T.V. aerial point. Engineered oak flooring. uPVC sliding doors opening onto the rear garden. Double panelled radiator. Open way through to the Dining Room.

Dining Room

14'05 x 7'11

Attractive glass balustrade to the staircase. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Kitchen

10'09 x 6'11

Single drainer stainless steel undermount sink unit with mixer tap and white high gloss base unit below. An additional range of matching base and eye level units with integrated wine rack, contrasting granite work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring induction hob with extractor hood over. Integrated dishwasher. Integrated fridge. Recessed spotlighting. uPVC double glazed window. Composite door with glazing inset opening to the side elevation. Double panelled radiator.

Cloakroom/W.C.

Washbasin with mixer tap, tiled splashback and storage cupboard below. Low suite W.C. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Utility

7'09 x 6'08

A range of base and eye level units. Space for fridge. Plumbing for automatic washing machine. Space for tumble dryer. Worcester Bosch central heating and domestic hot water boiler. Access to the Garage.

Garage

10'00 x 7'08

Electric up and over door. Power and light. Fitted shelving.

First Floor

Landing

Attractive glass balustrade to the staircase Airing cupboard housing the hot water cylinder. Loft access.

Bedroom One

13'04 x 10'09

Floor to ceiling fitted mirror-fronted wardrobes. Fitted storage cupboard. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

En-suite Shower Room

The white suite comprises a fully tiled corner cubicle with thermostatic shower over, a hand washbasin with mixer tap and vanity storage below and a low suite W.C. Recessed spotlighting. Electric shaver point. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two

10'06 x 7'08

Floor to ceiling fitted mirror-fronted wardrobe. Fitted storage cupboard with shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Three

10'10 x 8'06

Floor to ceiling fitted mirror-fronted wardrobes. uPVC double glazed window. Single panelled radiator.

Family Bathroom

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment, a pedestal wash basin with mixer tap and vanity storage cupboard below and a low suite W.C. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

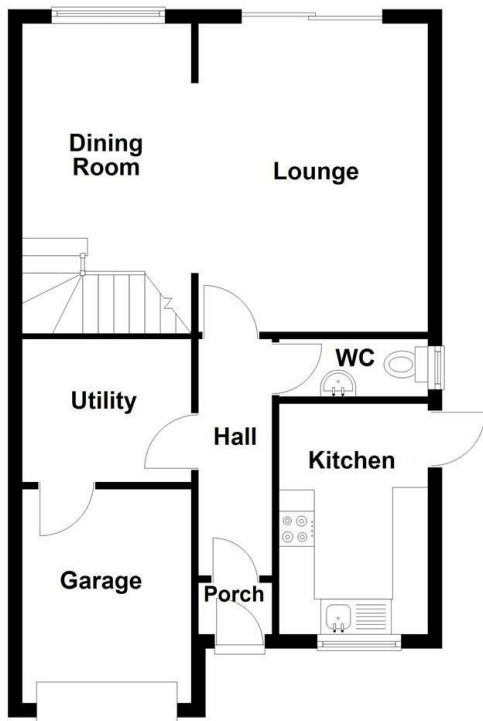
The property is approached via a generous block-paved driveway, providing off-road parking for approximately three vehicles and access to the garage. The frontage is enhanced by an attractive gravelled border with gated access along both sides of the property leading to the rear. The rear garden is a particularly attractive feature, being fully enclosed by fenced boundaries and and comprises a neatly maintained lawn with mature planted borders and a spacious flagged patio, ideal for outdoor dining, relaxing, and entertaining. Two timber garden sheds are included within the sale.

Freehold

£387,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

