







## 41, Springfield Road, Macclesfield, Cheshire SK11 8RE

Tucked away within a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers comfortable and practical family living in a convenient Macclesfield location. Just a short drive from the town centre, the property is ideally positioned for a range of well-regarded schools, local amenities and transport links.

The accommodation is arranged over two floors and briefly comprises: an inviting entrance hall, a spacious lounge, and a well-appointed dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set back from the road behind a gravelled and hard-standing driveway with mature hedging, creating a neat frontage. To the rear is a fully enclosed garden with fenced and hedged borders featuring a well-maintained lawn and a stone-flagged patio area, ideal for outdoor dining and entertaining. A timber outhouse is included within the sale, providing valuable additional storage.

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). Proceed over the roundabout at Ivy Road and proceed until reaching the corner shop located on the left hand side, turn left into Colville Road. Take the next left into Springfield road and the property can be found on the left hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Spindle balustrade to the staircase. Understairs storage cupboard with shelving and a double glazed window. uPVC double glazed window. Double panelled radiator.

### Lounge

17'1 x 10'7

Picture rail. uPVC double glazed window. Double panelled radiator. Double doors with glazing to the Dining Kitchen.

### Dining Kitchen

17'10" x 14'0" I shaped

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Integrated dishwasher. Space for a fridge/freezer. Plumbing for automatic washing machine. Cupboard housing the Vaillant central heating and domestic hot water boiler. Tongue and groove panelling. Two uPVC double glazed windows. uPVC sliding patio door opening onto the rear garden. Three single panelled radiators.

## First Floor

### Landing

Spindle balustrade to the staircase. Loft access. uPVC double glazed window.

### Bedroom One

10'06 x 10'03

A range of fitted wardrobes and cupboards with dressing table.. Picture rail. uPVC double glazed window. Double panelled radiator.



### **Bedroom Two**

10'08 x 8'06

a range of fitted wardrobes, cupboards and drawers with dressing table. Dado rail. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

7'05 x 7'02

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap and electric Triton shower over, a pedestal washbasin and a low suite W.C. Storage cupboard housing the hot water cylinder. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

### **Outside**

#### **Gardens**

The property is set back behind a gravel and hard-standing driveway providing off-road parking and complemented by a mature hedge border. The rear garden is a particularly attractive feature, comprising a neatly maintained lawn and a stone-flagged patio seating area. A timber-built pergola enhances the space, creating an ideal setting for outdoor relaxation or entertaining. The garden is fully enclosed by a combination of fence and hedge borders and further benefits from a timber-built shed, providing useful storage.

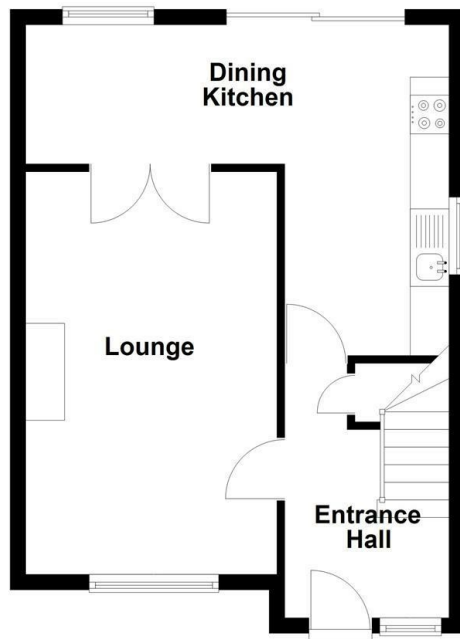
#### **Tenure**

Freehold

**£275,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**









