



32 Dalesford Crescent, Macclesfield, SK10 3LF

A prime residential area given its abundance of established properties. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. In brief the property comprises; entrance vestibule, living room, sitting room, conservatory, kitchen and dining room. An inner hallway takes you to the downstairs WC and utility room. To the first floor there are four bedrooms with en-suite facilities to the master bedroom and a family bathroom. The property is warmed by gas central heating via a Vaillant boiler and is fitted with double glazed windows. A block paved driveway to the front provides off road parking leading to the bike store (converted garage). A gated path leads down the side of the property to the beautifully maintained garden, laid to lawn with various borders and Indian stone terraces provide the ideal place to sit, relax and enjoy the lovely setting. Timber panel fencing and hedging to the perimeter.

£357,500

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Dalesford Crescent is a sought after residential road comprising a mixture of mainly semi detached and detached family homes, situated on the outskirts of Macclesfield close to Fallibroome High School and two local primary schools. Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Cumberland Street, after passing Sainsburys on the right, bear right at the next roundabout onto Prestbury Road. Bear left at the mini roundabout onto Victoria Road and continue straight across the roundabout at the top onto Fallibroome Road. Take the next turning left and then right onto Dalesford Crescent, follow the road around and the property can be found on the right.

Entrance Vestibule

Karndean flooring. Stairs to the first floor. Radiator.

Living Room

21'0 x 15'2 max

Well presented with double glazed curved bay window to the front aspect. Attractive coal effect living flame gas fire and stone surround. Radiator. Karndean flooring.

Sitting Area

Double glazed sliding door to the conservatory. Radiator. Karndean flooring.

Conservatory

8'6 x 6'3

Double glazed windows and door to the garden. Radiator.

Kitchen

18'3 x 10'0 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over and oven below. Integrated dishwasher, washing machine and fridge. Under stairs storage cupboard. Recessed ceiling spotlights. Tiled floor. Radiator. Double glazed window to the rear aspect. Inner hall to the downstairs WC and utility room.

Family/Dining Room

12'3 x 7'10

Ample space for a dining table and chairs. Tiled floor. Double glazed sliding patio doors to the garden. Radiator. TV point.

Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Part tiled walls. Double glazed window to the side aspect. Radiator.

Utility Room

7'10 x 7'8

Space for additional appliances with work surfaces over and also additional base units for storage. Wall mounted Vaillant boiler.

Stairs To The First Floor Landing

Access to the loft space. Built in storage cupboard fitted with shelving. Radiator.

Loft Space

Accessed via a pull down ladder. The loft is boarded and has power and lighting. Storage into the eaves. Velux window.

Bedroom One

12'6 x 8'3

Double bedroom with double glazed window to the front aspect. Radiator. TV point.

En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor. Underfloor heating. Double glazed window to the rear aspect.

Bedroom Two

11'7 x 8'1 to wardrobe front

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'5 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four

8'3 x 8'3 max

Good size forth bedroom with double glazed window to the front aspect. Built in storage unit. Radiator.

Bathroom

Fitted with a white suite comprising; P-shaped panelled bath with shower fittings over and curved screen to the side, low level WC and pedestal wash hand basin. Tiled walls. Recessed ceiling spotlights. Double glazed frosted window to the rear aspect. Ladder style radiator.

Outside

Driveway

A block paved driveway to the front provides off road parking leading to the bike store (converted garage). A gated path leads down the side of the property to the beautifully maintained garden.

Store

8'4 x 8'0

Previously a conventional garage and now a storage space after converting the rear part to a utility and the front part sectioned off to create a store area. Electric light and power. Electric roller door to the front.

Private Garden

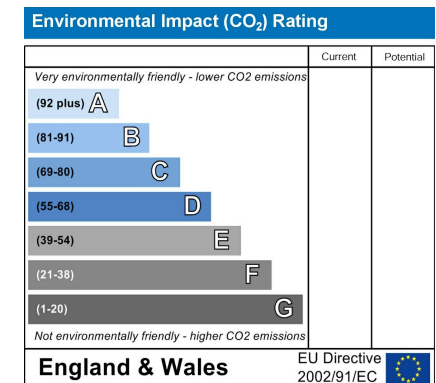
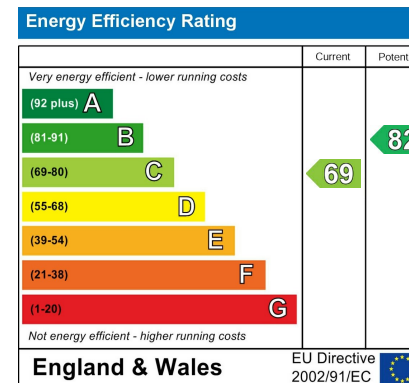
A beautifully maintained garden laid to lawn with various mature borders and Indian stone terraces provide the ideal place to sit, relax and enjoy the lovely setting. Timber panel fencing and hedging to the perimeter. There is also a useful storage shed and summer house. Outside tap. Security lighting. Double electric socket.

Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 25 December 1960 with a charge of £4.50 every six months.

The vendor has also advised that the property is council tax band C.

We would advise any prospective buyer to confirm these details with their legal representative.





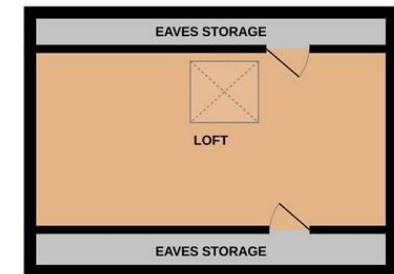
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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