



34 WINDMILL STREET MACCLESFIELD SK11 7HS

AVAILABLE AUGUST PART FURNISHED - VIEWING ESSENTIAL TO APPRECIATE

A fabulous opportunity to acquire an ELEGANT, STYLISH AND PRESTIGE FOUR DOUBLE BEDROOM town house conveniently located within WALKING DISTANCE OF LOCAL SHOPS and not too far from excellent schools, Macclesfield canal and the town centre with its excellent public transport links. The property incorporates the very latest developments in construction technology for maximum thermal performance and minimal running costs, with features that include STATE-OF-THE-ART AIRSOURCE HEAT PUMPS that provide hot water and heating, enabling a low carbon footprint and underfloor heating to the ground floor. Forming part of a select and highly desirable development, this delightful family home is beautifully appointed throughout and complimented with fabulous QUALITY FITTED kitchen complete with many BOSCH appliances, STYLISH BATHROOM and EN-SUITE coupled with a private rear garden and off road parking. In brief the property comprises; reception hallway, downstairs W.C. L-shape living/dining kitchen fitted with quality appliances, utility room, an elegant living room and a family area with bi-fold doors opening to the rear garden. To the first floor are three double bedrooms and a stylishly fitted bathroom.

Location

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 it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 the Silk Road in a southerly direction continue through the traffic lights onto Mill Lane and turn immediately left onto Windmill and the property can be found up on the left hand side.

Vaulted Reception Hallway

The composite front door opens to the stunning reception hallway which feature a beautiful vaulted ceiling. Feature corner window. Stairs lead to the first floor.

Downstairs WC

Push button low level W.C and vanity wash basin. Tiled floor and part tiled walls. Under stairs storage cupboard. Recessed ceiling spot light.

L-Shape Living Dining/Kitchen

270 x 233 max

Living Area

150 x 127

An impressive room directly adjoining the kitchen characterised by floor to ceiling bi-folding doors which allows access onto the attractive patio area and artificial lawned garden. Attractive flooring with under floor heating. TV and USB points.

Dining Kitchen

233 x 120

Impressive fitted kitchen complete with a comprehensive range of "soft close" base units with works surfaces over and matching wall mounted cupboards with under lighting. Underhung sink unit with mixer tap. Built in Bosch oven and microwave oven. Integrated dishwasher with matching cupboards front. The island units features a breakfast bar and a Bosch four ring electric hob with contemporary extractor hood over. Attractive flooring through to the living dining areas. Door to utility room. Open through to the family area. Recessed ceiling spotlights.

Utility Room

60 x 50

Fitted with matching base units with work surfaces over, featuring a stainless steel underhung sink unit with mixer tap. Recess for a washing machine and tumble dryer. Attractive flooring matching the kitchen. Recessed ceiling spotlights.

Stairs To First Floor

Recessed ceiling spotlights. Built in boiler room. Radiator.

Bedroom Two

14'1 x 10'4

Generous double bedroom with ample space for a double bed and wardrobes. TV and USB points. Double glazed window to the rear aspect. Radiator.

Bedroom Three

12'7 x 9'2

Generous double bedroom with ample space for a double bed and wardrobes. TV and USB points. Double glazed window to the rear aspect. Radiator.

Bedroom Four

12'7 x 8'8

Generous double bedroom with ample space for a double bed and wardrobes. TV and USB points. Double glazed window to the front aspect. Radiator.

Luxury Family Bathroom

9'0 x 8'3

Large family bathroom fitted with a panelled bath, separate walk in double shower cubicle, low level W.C. Contemporary vanity wash basin. Attractive tiled floor and walls. Recessed ceiling spotlights. Radiator.

Stairs To Second Floor

Master Bedroom

16'3 x 15'8 max

Excellent size master bedroom with space for king size bed. Two skylight windows. TV and USB points. Storage to the eaves. Radiator.

Stylish En-Suite

8'0 x 6'4

Stylish fitted suite comprising; large walk in shower, push button low level WC and vanity wash basin with mixer tap. Chrome ladder style radiator. Recessed ceiling spotlights. Tiled floor and walls.

Outside

Garden

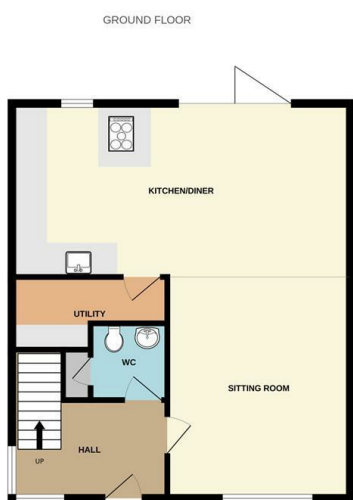
The rear garden offers a virtually maintenance free exterior. A delightful patio area and artificial lawn. Electric power point. Fenced and enclosed to the boundaries with a courtesy gate at the rear leads to the off road parking.

Parking

Two private parking spaces to each house. See the Estate Plan.

Tenure

The vendor has advised us that the property is Freehold. The vendor has also advised us that the property is council tax band TBC. We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	