



10 Birch Avenue, Macclesfield, SK10 3NU

A beautifully appointed and MOST IMPRESSIVE deceptively spacious FIVE BEDROOM detached family home forming part of the popular development off Victoria Road. Conveniently located within close proximity to multiple local schools, Macclesfield General Hospital and the many amenities of Macclesfield Town Centre and excellent transport links. Decorated in neutral tones, this bay fronted detached family property is of generous proportions enjoying a fabulous kitchen, stylish bathrooms and landscaped gardens with the rear aspect offering a high degree of privacy. In brief the property comprises; hallway, generous living room and dining area with French doors to the large conservatory. A real feature of this property is the stunning kitchen incorporating many quality appliances and finished with "Corian" work surfaces. The utility room provides access to the downstairs WC and integral garage. To the first floor are five well proportioned bedrooms (master with en-suite shower room) and a stylish family bathroom. A block paved driveway to the front provides off road parking, leading to the attached garage. The landscaped gardens enjoy an open lawn to the front, gated access to the side of the property and a private rear garden mainly laid to lawn with an attractive Indian stone patio and mature borders providing a high degree of privacy. Viewing is essential.

£525,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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 Victoria Road, passing Macclesfield General Hospital on your left hand side, Birch Avenue is then the next turning on the right, with this particular property being found on the right hand side.

Entrance Hallway

Accessed via a composite front door. Built in cloak cupboard.

Living Room

22'0 x 13'6

Elegant living room decorated in neutral colours and featuring a stylish fireplace and double glazed bay window to the front aspect. Recessed ceiling spotlights. Ceiling coving. Two radiators. Stairs leading to the first floor landing.

Dining Area

12'0 x 9'0

Spacious dining area off the living room with French doors opening to the conservatory. Recessed ceiling spotlights. Radiator.

Conservatory

21'0 x 9'3

Generous size reception room with double glazed windows and French doors to the rear garden. Radiator.

Stylish Kitchen

12'7 x 11'4

Fitted with a range of soft close base units with "Corian" work tops over and matching wall mounted cupboards incorporating a pull out larder cupboard. Additional matching cupboards with display cabinet over. Underhung stainless steel, one and a half bowl FRANKE sink unit with mixer tap. Integrated appliances include "SMEG" four ring hob with NEFF extractor hood over. Built in oven with integrated microwave oven above. Integrated full size larder fridge with matching cupboard door. Recess for a dishwasher. Contemporary radiator. Two double glazed windows to the rear aspect.

Utility Room

12'0 x 6'0

Spacious utility room fitted with a range of base units with work surfaces over and matching larder cupboard. Twin stainless steel sink unit with mixer tap. Space for a washing machine and tumble dryer. Tiled floor. Radiator. Double glazed window and composite door to the rear aspect. Radiator.

Downstairs WC

Fitted with a push button low level WC with concealed cistern and vanity wash hand basin. Double glazed window to the rear aspect. Radiator.

Stairs To The First Floor

Accessed to the loft space. Sun tunnel.

Master Bedroom

18'5 x 8'8

Double bedroom fitted with a range of handleless wardrobes. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Bedroom Two

11'6 x 10'5

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

Bedroom Three

13'10 x 9'0

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

Bedroom Four

10'5 x 6'3

Currently used as an office and fitted with desks, drawers and cupboards. Double glazed window to the front aspect. Radiator.

Bedroom Five

11'5 x 9'3 max

Good size fifth bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with an L-shaped panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Built in airing cupboard. Recessed ceiling spotlights. Chrome ladder style radiator. Tiled floor and part tiled walls. Double glazed window to the rear aspect.

Outside

Block Paved Driveway

A block paved driveway to the front provides off road parking and leads to the attached garage. A well maintained open lawn to the front with gated access to the side of the property leading to the fabulous rear garden.

Integral Garage

18'0 x 8'3

Fitted with an electric roller door. Power and lighting.

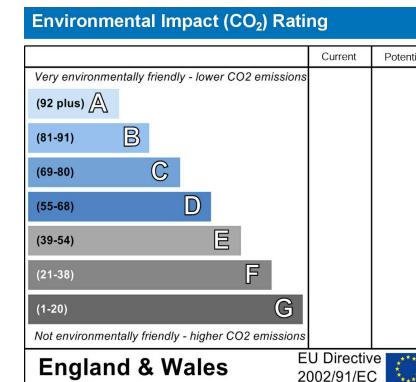
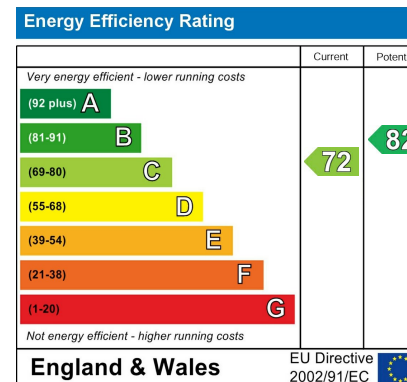
Garden

This mature garden has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Courtesy gate to the side.

Tenure

We have been advised from the vendor that the property is Freehold and the council tax band is E.

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

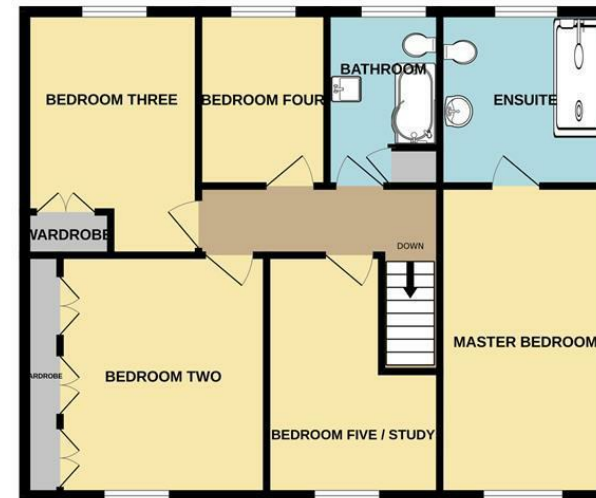




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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