



# 54 Kenilworth Road, Macclesfield, SK11 8UX

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** A beautifully presented and thoughtfully extended four bedroom family home occupies a sought after location close to excellent schools, local amenities and transport links. The property further benefits from a superb South/Westerly facing garden. Having been refurbished by the current owners, the home has been transformed into a truly distinguished residence offering spacious well balanced and highly versatile accommodation throughout perfectly suited to a wide range of buyers. A particular standout feature is the detached garage/workshop arranged over two floors offering excellent potential for conversion into a self-contained annexe with its own private entrance and ideal for independent living, home working, or multi-generational use. The accommodation in brief comprises; a porch, entrance hallway, living room with feature log burning stove, snug, dining kitchen, utility room and downstairs WC. To the first floor are four bedrooms, including a principal bedroom with luxury en-suite, together with a stylish family bathroom. Externally, the front of the property features a block paved driveway providing ample off road parking. To the rear and side lies a fully enclosed South/Westerly facing garden with various mature flowers and shrubs. A composite decked patio offers the perfect space for relaxing and enjoying views across the pond and lawned garden, while established hedging provides an excellent level of privacy. Access to the car port and detached garage/workshop is conveniently located at the rear of the garden.

## £450,000

### 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 in a Southerly direction along Park Lane continue through the traffic lights at the junction with Congleton Road onto Ivy Lane and at the sharp right hand corner continue straight on onto Kendal Road. Take the first left onto Kenilworth Road. Proceed for a little distance passing Kenilworth Close on the right and the property can be found just after on the right hand side.

#### **Porch**

Accessed via a composite front door. Tiled floor.

#### **Entrance Hallway**

The composite front door opens to the hallway featuring attractive oak flooring. Ceiling coving. Radiator.

#### **Living Room**

12'3 x 12'0

A pleasant living room decorated in neutral colours and featuring a log burning stove. Double glazed window to the front aspect. Ceiling coving.

#### **Snug**

11'0 x 9'0

A fantastic place to sit and relax. Tiled floor with underfloor heating. Double glazed window to the rear aspect. Ceiling coving.

#### **Dining Kitchen**

23'0 x 10'5

Beautifully appointed kitchen suite fitted with a comprehensive range of shaker style base units with wooden work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap and drainer. Integrated appliances include a fridge/freezer and dishwasher with matching cupboard fronts. Four ring electric hob with extractor hood over. Built in double oven. Recessed ceiling spotlights. Tiled floor with underfloor heating. Double glazed window to the rear aspect. Open to the dining area with ample space for a dining table and chairs. Double glazed window to the rear aspect and bi-folding doors to the garden.

#### **Utility Room**

12'3 x 6'3

Fitted with a range of base units with work surfaces over. Stainless steel sink unit with mixer tap and drainer. Recess for a washing machine and tumble dryer. Space for an American style fridge/freezer. Tiled floor with underfloor heating. Recessed ceiling spotlights. Double glazed door to the side aspect.

#### **Downstairs WC**

Push button low level WC and vanity wash hand basin. Tiled floor with underfloor heating. Double glazed window to the side aspect.

#### **Stairs To The First Floor**

Built in airing cupboard. Access to the loft space.

#### **Master Bedroom**

16'5 x 12'2

Bright and airy master double bedroom with double glazed window to the front and side aspect. Radiator.

#### **Luxury En-Suite**

Luxurious en-suite shower room comprising walk in shower with rainfall shower head, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Recessed ceiling lighting. Radiator. Double glazed window to the rear aspect.

#### **Bedroom Two**

11'6 x 11'0

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

#### **Bedroom Three**

11'6 x 10'0

Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

#### **Bedroom Four**

8'6 x 8'0

Single bedroom with double glazed window to the front aspect. Radiator.

#### **Bathroom**

Fitted with a panelled bath with shower fittings over, push button low level WC and wash basin with vanity cupboard below. Tiled floor and part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

#### **Outside**

#### **Driveway**

A block paved driveway to the front provides off road parking with a well maintained garden to the side. A courtesy gate to the side allows access to the garden.

#### **Westerly Facing Garden**

To the rear and side lies a fully enclosed South/Westerly facing garden with various mature flowers and shrubs. A composite decked patio offers the perfect space for relaxing and enjoying views across the pond and lawned garden, while established hedging provides an excellent level of privacy. Access to the car port and detached garage/workshop is conveniently located at the rear of the garden.

#### **Outbuild/Annexe**

20'0 x 13'10 downstairs

To the rear is a carport and detached self-contained garage/workshop over two floors with excellent potential for conversion into a separate annexe. Power and lighting with double glazed window to the front and both sides. Stairs lead to the first floor. Three skylight windows and additional double glazed window to the side aspect.

#### **Tenure**

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

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

#### **Anti Money Laundering - Note**

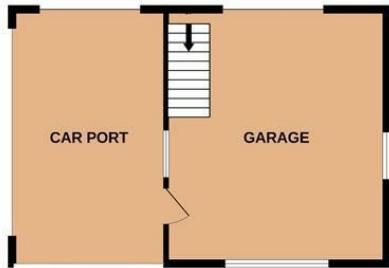
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

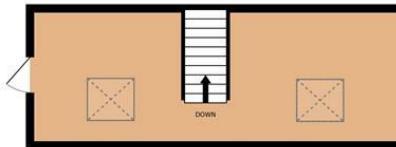
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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