



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 217, Blakelow Road, Macclesfield, Cheshire, SK11 7EF

A unique 4 bedroom property on a substantial plot, in an elevated position with far reaching views over the Cheshire plains.

## Guide Price £810,000

Constructed of brick with part render, this 4 bedroom property offers the discerning purchaser the opportunity to acquire a spacious family home on a generous sized plot with stunning views over Macclesfield and the Cheshire plains beyond.

The accommodation briefly comprises, to the ground floor; Entrance hall, dining room with decorative cast iron log burning stove, living room with contemporary recessed Living Flame fire, breakfast kitchen, morning/family room with cast iron log burning stove, utility room, WC, two bedrooms and a family bathroom. To the first floor, the landing allows access to two further bedrooms, both with en-suite bathrooms. A gas central heating system has been installed and the property is double glazed throughout.

Outside, the property is approached at the front by a paved path leading through the delightful lawned gardens which are adorned with beds and borders stocked with shrubs and trees and low box hedging surrounding fruit trees. The paved front terrace continues around the side of the property to the rear terrace and patio area with Wisteria covered pergola. The rear garden is laid mainly to lawn, set of a number of terraces, retained by low stone walls and accessed by stone steps, the top tier being the largest. The lawns are surrounded with beds, borders and hedges, mature and specimen plants, shrubs and trees. The property benefits from a large Tarmac driveway (accessed from the rear of the property through electrically operated gates), allowing hardstanding for multiple motor vehicles, with access to a single detached garage and a further detached double garage with two outside store sheds attached. The views from the top of the garden are outstanding.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

**DIRECTIONS:** From the Tescos roundabout on the A523 Silk Road, continue in the direction of Leek, turning left at the lights by Arighi Bianchi taking the A537 toward Buxton. Continue on until the road forks, taking the right hand fork onto Buxton Old Road and then first right onto Blakelow Road. After the road bends round to the right, take the first turning on the left into Blakelow Bank where the property can be found after a short distance on the left hand side. This property can also be accessed directly off Blakelow Road.

### ACCOMMODATION

#### GROUND FLOOR

##### **ENTRANCE HALL 13'11 x 9'02 (average measurements)**

With oak floor, radiator, cupboard housing meters, stairs to first floor, opening through to:

##### **DINING ROOM 11'09 x 17'04 (into bay)**

With oak floor, radiator with cover, bay window, brick fireplace with inset decorative cast iron stove, wonderful views.

##### **LIVING ROOM 21'08 x 13'11 (overall)**

Dual aspect with oak floor, contemporary recessed Living Flame gas fire with slate hearth, glazed double doors to rear terrace, wonderful views.

##### **BREAKFAST KITCHEN 18'0 x 12'10 (overall)**

Shaker style units with a range of base cupboards and drawers, wall cupboards, granite and wood worktops, stainless steel Franke sink, limestone tiled splashbacks, 5-ring Rangemaster gas hob and oven with extractor unit above, integrated dishwasher and under counter fridge and freezer, dresser style unit with wine rack and open shelving, radiator with cover, limestone tiled floor, steps up to:

##### **FAMILY/MORNING ROOM 13'11 x 13'08**

Dual aspect with oak floor, radiator with cover, corner fireplace with cast iron log burning stove, glazed double doors to rear patio, glazed sliding doors to rear terrace.

##### **REAR HALL 5'11 x 2'11**

With tiled floor, dado rails.

##### **WC 5'11 x 3'11**

With low level WC, vanity wash hand basin with cupboards below, tiled floor, dado rails, contemporary radiator.

##### **UTILITY ROOM 5'11 x 5'06**

With base units and worktops, wall units, sink and drainer unit, tiled floor, plumbing for washing machine.

##### **INNER VESTIBULE**

With oak floor.

##### **BEDROOM THREE 13'10 x 11'04 (into bay)**

Dual aspect with bay window offering fabulous views, oak floor, radiator.

##### **BEDROOM FOUR 13'04 x 9'04**

Dual aspect with oak floor, radiator, glazed double doors to rear patio.

##### **BATHROOM 11'06 x 9'04**

With twin vanity wash hand basins, wet area with shower, heated towel rail, hanging wall cupboard, low level WC, built in storage cupboard, tiled walls, tiled floor.

**FIRST FLOOR**

**LANDING**

With access to under eaves storage space.

**BEDROOM ONE 20'04 x 11'0 (average measurements)**

With radiator, access to roof space, Velux window, fabulous views.

**EN-SUITE 8'07 x 4'07**

With vanity wash hand basin with cupboard below, low level WC, Velux window, walk-in shower, tiled floor, part tiled walls, heated towel rail.

**BEDROOM TWO 9'01 x 8'10**

With Velux window, access to roof space.

**EN-SUITE 8'09 x 5'0**

With vanity wash hand basin with cupboards below, panelled bath with central mixer taps, heated towel rail, low level WC, tiled floor, tiled walls.

**OUTSIDE**

Beautiful, extensive gardens as previously mentioned.

**DOUBLE DETACHED GARAGE 20'07 x 17'01**

With twin electrically operated up and over doors, power and light, two integrated store rooms to the rear.

**SINGLE DETACHED GARAGE 19'06 x 8'09**

With electrically operated roller door, power and light.

**Tenure**

Freehold. Interested purchasers should seek clarification of this through their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

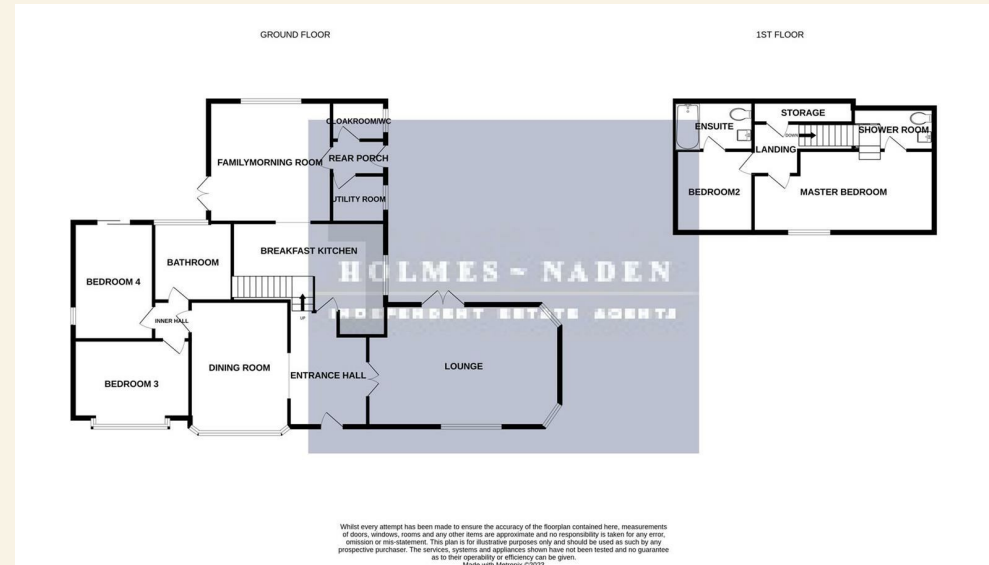
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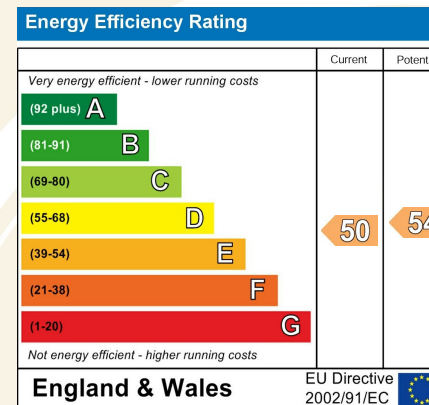
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