



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Hillside, 55, Pexhill Road, Macclesfield, SK11 9QA

A spacious 5 bedroom detached family home, in a delightful semi-rural location.

## Guide Price £795,000

Macclesfield is situated on the edge of the Peak National Park and offers a wide range of educational, recreational and retail facilities. Access points to the national motorway and rail network and Manchester Airport are within 10 and 30 minutes of the property.

**DIRECTIONS:** From the crossroads at Broken Cross, take the B5392 in the direction of Gawsworth, taking the 2nd right onto Pexhill Road. Continue for approximately a quarter of a mile and the property can be located set back from the road on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENCLOSED PORCH

With block set brick floor, oak front door with stained glass panel.

##### ENTRANCE HALL 14'11 x 9'04

With original parquet floor, radiator, under stairs storage cupboard.

##### WC 8'09 x 2'11

With low level WC, wash hand basin, Amtico flooring.

##### LIVING ROOM 16'0 ( not including bay) x 11'10

Bright triple aspect room with bay window, glazed double doors to garden, feature fireplace with stone surround, hearth and side shelf, two radiators.

##### DINING ROOM 12'03 (not including bay) x 11'11

With stripped wood floor, bay window, 3-in-1 radiator, feature fireplace with stone surround and hearth.

##### KITCHEN DINER 15'07 x 14'05

With a range of fitted units including base cupboards and drawers, wall cupboards and granite worktops, double Belfast sink, integrated fridge, dishwasher, oven and grill, island unit with base cupboards and drawers, 4-ring ceramic induction hob with contemporary extractor unit, built in cupboards and drawers, dining area, walk-in store/pantry, radiator, Amtico flooring, 2 Velux windows, glazed door to garden, leading to utility and study/office.

##### UTILITY 8'11 x 6'0

With base cupboards and worktops, stainless steel sink and drainer unit, plumbing for washing machine, gas boiler, built in larder cupboard, part glazed stable style door to garden, radiator, LVT flooring.

##### STUDY/OFFICE 8'05 x 7'07

With radiator, door to garage.

#### FIRST FLOOR

##### LANDING

Split level landing with radiator, loft access (part boarded with ladder).

##### BEDROOM ONE 15'11 x 11'01

Dual aspect, with radiator, two fitted oak wardrobes.

##### EN-SUITE 10'04 x 5'09

With shower enclosure, wash hand basin, low level WC, heated towel rail, tiled floor, part tiled walls.

##### BEDROOM TWO 9'04 x 8'09

With radiator.

##### BEDROOM THREE 12'03 x 11'11 (overall)

With radiator, feature fireplace with tiled surround, built in wardrobes, picture rails.

##### BATHROOM 8'11 x 8'07

With shower enclosure, panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls.

##### BEDROOM FOUR 9'08 x 8'09

Dual aspect, with radiator.

##### BEDROOM FIVE 14'02 x 8'08

Dual aspect, with radiator.

## OUTSIDE

Lovely gardens as previously mentioned.

## GARAGE 19'08 x 8'11

With up and over door, power and light.

## NB

The property has the benefit of an agreement with the developers of the land behind the property under which the developers will, without cost to the owners:-

1. Transfer to the owners a 10 metre wide strip of land to the rear shown edged red on the land plan;
  2. Erect and build a new 6 foot brick boundary wall around the land between the points marked A-B-C-D on the land plan; and
  3. Remove the existing septic tank and drainage pipe situated in the field behind the house which serve the property and connect the property to mains drainage.
- In return, the owners will release all legal rights of access and drainage which benefit the property in and over the field behind the house.

## Tenure

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

## Viewings

Strictly by appointment through the Agents.

## Possession

Vacant possession upon completion.

### PRESTBURY OFFICE:

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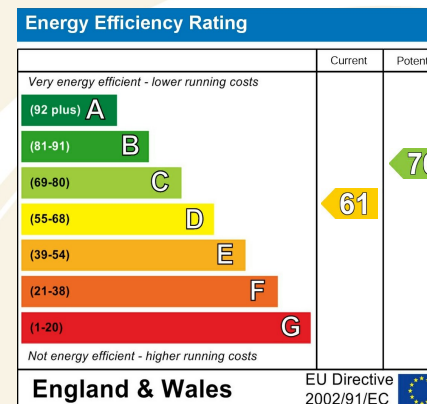
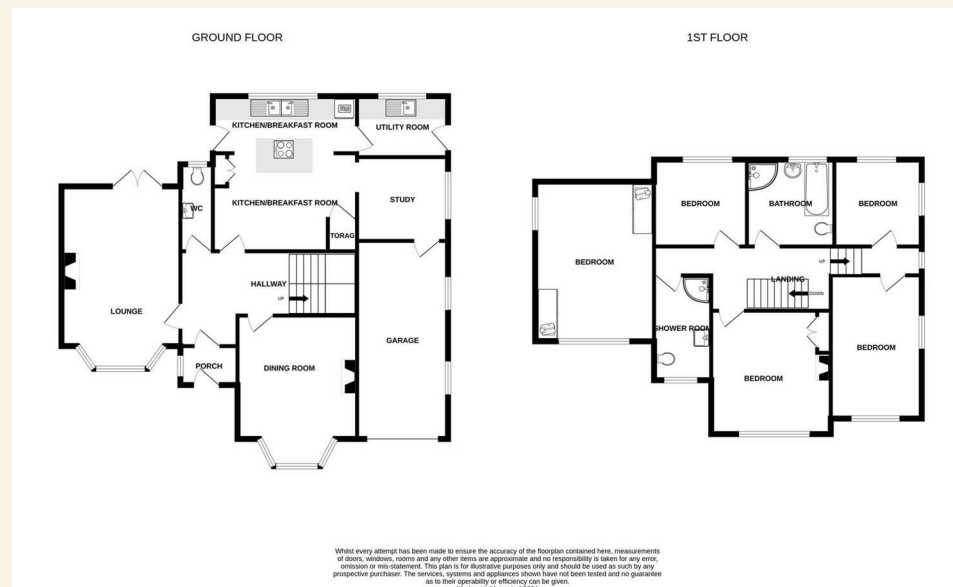
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### MISDESCRIPTIONS ACT 1967

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