



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

140, Blakelow Road, Macclesfield, Cheshire, SK11 7EF

A magnificent and substantial detached family property which has been superbly extended and renovated occupying an idyllic location backing onto open fields with views over Macclesfield, Manchester and the Welsh Hills.

Guide Price £975,000

Constructed of brick with part rendered elevations, this magnificent recently renovated property offers the discerning purchaser amazing bright and spacious accommodation on three floors ready for immediate occupation. An internal inspection is highly recommended to fully appreciate the quality of this lovely home, and the accommodation briefly comprises an entrance hall with feature exposed brick wall, a magnificent 28ft Living/Family/Kitchen enjoying contemporary high gloss units with granite worktops and an abundance of built in appliances, double French doors leading to the balcony taking full advantage of the views, opening through to a 19ft Family room again with amazing views and stairs leading down to the lower ground floor, utility/boot room, WC, and separate sitting room. To the lower ground floor the vestibule leads to a bright sitting room with French doors to the garden, gym, with access to the comms room, play/hobbeis room, bedroom 5 and a well appointed bathroom/WC. To the first floor a good sized landing with seating area allows access to four good sized bedrooms and three bathrooms (two en-suite). There's also access from the landing to an attic playroom. A new gas fired central heating system has been installed along with infrared heating to the lower ground floor.

The property enjoys magnificent gardens to three sides with stone flagged hard standing to the front with adjacent lawns, borders, shrubs, specimen trees extending round to the side where there is a large area for a children's play area. To the rear there is a composite balcony with coated aluminum balustrade and glass inset which takes full advantage of the views and steps down to a composite decking area ideal for summer entertaining with steps down to a good sized lawned area with well stocked borders, shrubs and specimen trees. A special mention must be made to the large well thought out contemporary decking area with beautiful inset flower beds. There is also a good sized contemporary shed/workshop.

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 Arighi Bianchi furniture store on the junction of Buxton road and The Silk road bear left onto Buxton road and continue for approximately 1 mile bearing right just past Ecton avenue into Buxton Old road. Take the first turning right into Blakelow road where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

With feature exposed brick wall, Amtico parquet style flooring, radiator, half panelled walls, stairs to first floor, and under stair shelving.

LIVING/FAMILY/KITCHEN 28'3" x 16'5" (narrowing down to 13'7")

Enjoying contemporary high gloss units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, 2 ovens/grills, 2 combination microwaves, fridge and freezer, ceramic hob with extractor hood, dishwasher, one and a half bowl sink unit with instant hot water tap, Amtico parquet style flooring, contemporary radiator, part tiled walls, dining and seating areas, radiator, feature exposed brick wall, double French doors taking full advantage of the views and allowing access to the balcony and gardens, opening through to:

FAMILY ROOM 19'4" x 12'3" (plus stairs recess)

French doors with Juliet balcony, contemporary wall mounted units, media wall, contemporary radiator, oak staircase leading down to lower ground floor.

UTILITY/BOOT ROOM 14'2" x 12'3" (overall)

Part tongue and groove panelled walls, coat pegs, shelving for shoes, cupboard housing gas fired central heating boiler, contemporary radiator, tiled floor, Belfast sink with cupboard below, plumbing for washing machine, fitted units/cupboards, door allowing access to covered decking area.

WC

With low level WC, vanity wash hand basin, radiator/towel rail, tiled floor.

SITTING ROOM 14' x 12'

With radiator, feature brick fireplace, plate rack.

LOWER GROUND FLOOR

VESTIBULE (all of the rooms have infrared heating)

SITTING ROOM 15'5" x 12'8"

With French doors to garden, step up to:

GYM 13'7" x 11'8"

With built in cupboards, access to:

COMMS ROOM 7'8" x 7'6" (average measurements)

With built in cupboards.

PLAY/HOBBIES ROOM 16'2" x 8'1" (overall)

BEDROOM 5 12'9" x 12'3"

With French door to garden.

BATHROOM/WC

A beautifully appointed room with double shower, vanity wash hand basin with drawer and towel shelf below, low level WC, part tiled walls, large storage cupboard.

FIRST FLOOR

LANDING

Original balustrades and hand rail with glass inset, seating area, feature exposed brick wall, radiator, access to the attic playroom. Access to roof space which is fully boarded and good head height.

BEDROOM 1 12'11" x 12'2" plus wardrobe recess/dressing area

With radiator, magnificent views, fitted drawers, feature part exposed brick and panelled wall, dressing area with mirror fronted wardrobes.

EN-SUITE

With shower, vanity wash hand basin with drawers below, low level WC, radiator/towel rail, dressing table and drawers, magnificent views.

BEDROOM 2 11'11" x 10'6"

With radiator.

BEDROOM 3 12'2" x 8'6" (plus wardrobe recess)

with radiator, magnificent views. Part panelled wall.

EN-SUITE

With shower, low level WC, vanity wash hand basin with store cupboard below, radiator/towel rail.

BEDROOM 4 12'4" x 8'8" (overall)

With radiator, part panelled walls.

BATHROOM/WC

With panelled bath, shower, low level WC, vanity wash hand basin with drawer below, radiator/towel rail.

OUTSIDE

Ample hard standing for motor vehicles, magnificent landscaped gardens as previously mentioned.

Tenure

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

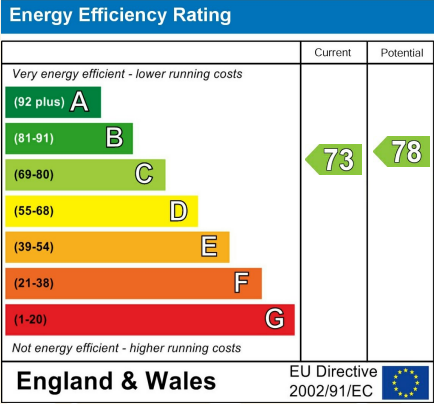
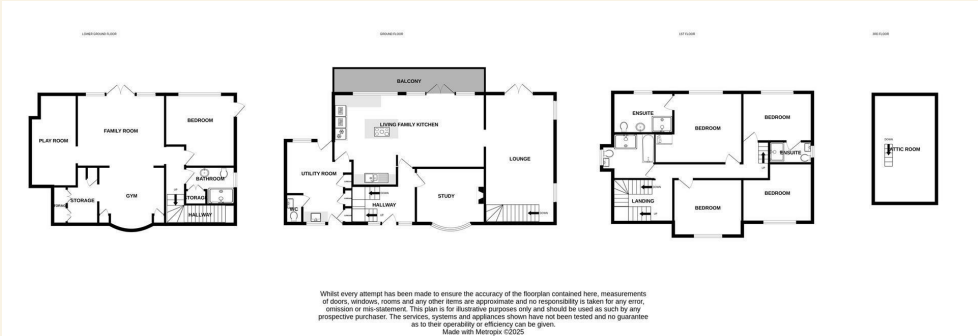
Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

NB. No chain.



PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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