



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 2, Old Farm Close, Macclesfield, Cheshire, SK10 3BX

A beautifully extended and renovated family home standing in good sized gardens in a sought after location.

## Guide Price £595,000

Forming part of a small select development, this recently extended and renovated detached home, offers the discerning purchaser the opportunity to acquire a stunning, bright and spacious property with luxury fixtures and fittings throughout.

In brief the accommodation comprises on the ground floor reception hall, boot room, cloakroom, utility room, lounge and superb open plan family room/breakfast kitchen. At first floor level the landing allows access to four good sized bedrooms, the master bedroom having a luxury en-suite shower room together with a luxury family bathroom.

Outside the property stands in superb landscaped gardens which extend to a good size. At the front a tarmac driveway leads to the double garage. To the rear and side of the property there is an extensive south facing lawn and a large stone paved patio. The whole of the garden is fully enclosed with mature trees, shrubs and hedging and offers a high degree of privacy.

We would strongly recommend an internal inspection of this property in order to appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and nearby Bollington. Access points to the National motorway network, Intercity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

### Directions:

From our Prestbury Office turn right into Prestbury The Village. At the roundabout take the first exit onto Macclesfield Road. At the next roundabout turn left and then straight across the second roundabout into Prestbury Road. Continue for approximately half a mile then turn right into Old Farm Close, where the property can be found on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL 13'7 x 11'10 overall

Alarm panel, staircase off, double radiator, glazed double doors leading to:

##### LOUNGE 21'5 x 12'6

Attractive fireplace incorporating living flame gas fire, sliding patio doors to rear garden and glazed double doors leading to:

##### SUPERB OPEN PLAN FAMILY DINING/BREAKFAST KITCHEN 31' x 13' narrowing to 8'9

Comprising an excellent range of high gloss base, eye level and drawer units, Laminate working surface, enamel one and half bowl single drainer sink unit with mixer tap, five ring induction hob with glass and stainless steel extractor hood over, built in microwave, built in electric oven and warming drawer, built in dishwasher, integrated fridge freezer, attractive tiled floor with underfloor heating, patio doors to rear garden, feature roof lantern.

##### BOOT ROOM

Leading to:

##### CLOAKROOM

With low level WC, vanity wash hand basin with cupboards below and mixer tap, wall mounted heated towel rail, wall mounted mirror with touch screen light, part tiled walls, tiled floor.

##### UTILITY ROOM 11' x 6'2

Base units, stainless steel sink unit with mixer tap, door to outside, space for washing machine and dryer and door to garage.

#### FIRST FLOOR

##### LANDING

Deep built in airing cupboard.

##### MASTER BEDROOM 14'10 x 9'6

Two double built in wardrobes, double radiator.

##### EN-SUITE SHOWER ROOM

Comprising shower cubicle, low level WC, vanity wash hand basin with drawer below, wall mounted mirror with touch screen light, wall mounted heated towel rail, fully tiled walls, tiled floor.

##### BEDROOM TWO 12'2 x 8'6

Two double built in wardrobes with cupboards over, double radiator.



### BEDROOM THREE 11'4 x 8'6

Single radiator.

### BEDROOM FOUR 11'6" x 9

L shaped with double radiator.

### FAMILY BATHROOM

With panelled bath, low level WC, shower cubicle, vanity wash hand basin with drawers below, wall mounted mirror with touch screen light, fully tiled walls and floor, heated towel rail.

### GARDENS

As previously mentioned. Outside tap, bin storage area and hard standing for shed, coded lock for garden gate access, outside lighting to rear and side access.

### DOUBLE GARAGE

Housing Valiant combination gas fire central heating boiler with pressurised hot water cylinder, electric up and over doors, electric light and power.

### COUNCIL TAX

BAND F

### VIEWINGS

Strictly by appointment through the Agent.

### POSSESSION

Vacant possession upon completion.

### TENURE

We have been advised that the property is Freehold.

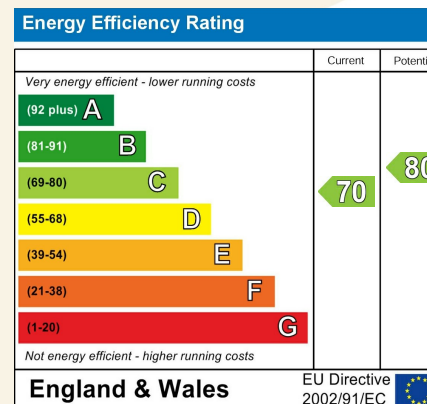
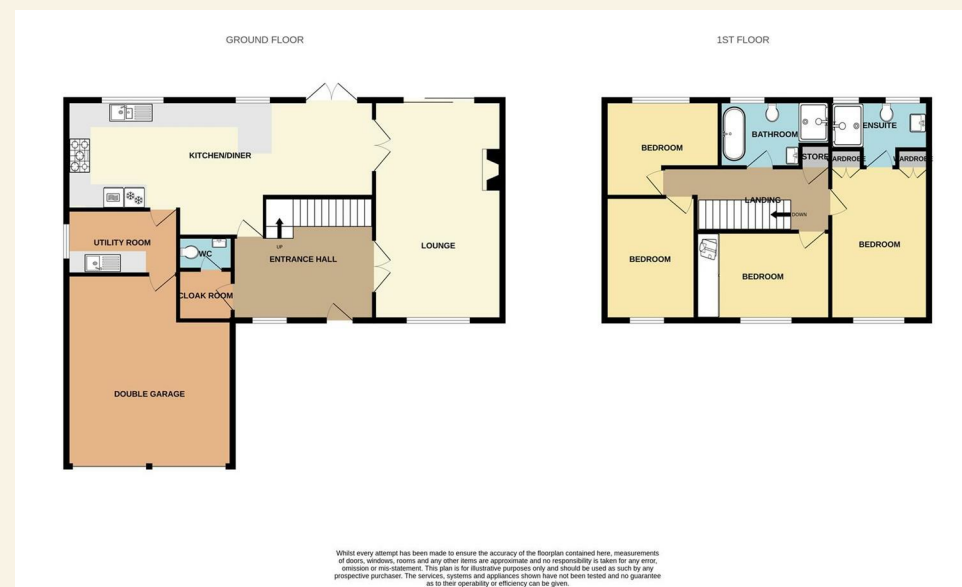
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