



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

6, South Acre Drive, Macclesfield, Cheshire, SK11 7EW

A beautifully presented and extended detached family property enjoying a popular cul-de-sac location.

Price £585,000

Constructed of Cheshire brick, this delightful well extended detached property offers the discerning purchaser a fabulous family home within short distance of open countryside yet within walking distance of Macclesfield town centre.

The accommodation briefly comprises on the ground floor an enclosed porch, entrance hall, WC, 24' drawing room with open fireplace, opening through to sitting room, dining room, family room, superb recently fitted kitchen with built-in appliances and separate utility. To the first floor the landing allows access to four good sized bedrooms and two recently fitted bathrooms (one en-suite). A gas fired central heating system has been installed augmented by uPVC double glazing. An internal inspection is highly recommended to appreciate the size space and quality of this beautiful family home.

The house enjoys substantial gardens laid mainly down to lawn with well stocked borders, shrubs and patio area. The driveway allows ample hardstanding for motor vehicles and easy access to the double garage with electric up and over door.

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 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With radiator.

WC

With low level WC, wash hand basin.

DRAWING ROOM

24'0" x 12'0"

With open fireplace, two radiators, French doors to garden, opening through to:

SITTING ROOM

13'0" x 12'3" (overall)

With radiator.

DINING ROOM

16'4" x 11'9" (narrowing down to 8'6")

With radiator.

FAMILY ROOM

12'0" x 11'0"

With cast stove, French doors to garden.

KITCHEN

15'10" x 7'9"

With new contemporary units, stainless steel sink unit, five ring gas hob with extractor hood, double oven/grill, fridge, dishwasher, breakfast bar, radiator.

UTILITY

With a range of modern units, single drainer sink unit, plumbing for washing machine, part tiled walls, tiled floor, radiator, door to garden.

FIRST FLOOR

LANDING

With access to roof space, airing cupboard with lagged hot water cylinder.

BEDROOM 1

11'6" x 11'1" (plus wardrobe recess)

With radiator, fitted wardrobes.

EN-SUITE

A white and chrome suite comprising: Double shower, pedestal wash hand basin, low level WC, radiator, heated towel rail, fully tiled walls, tiled floor.

BEDROOM 2

10'5" x 8'8"

With radiator.

BEDROOM 3

10'11" x 9'5"

With radiator, fitted wardrobe and bedside cabinets.

BEDROOM 4

9'8" x 7'5"

With radiator, fitted wardrobes.

BATHROOM/WC

A white and chrome suite comprising: Panelled bath with overhead shower, low level WC, wash hand basin with store cupboards below, wall cupboards, heated towel rail, tiled walls, tiled floor.

OUTSIDE**GARDENS**

As previously mentioned.

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:

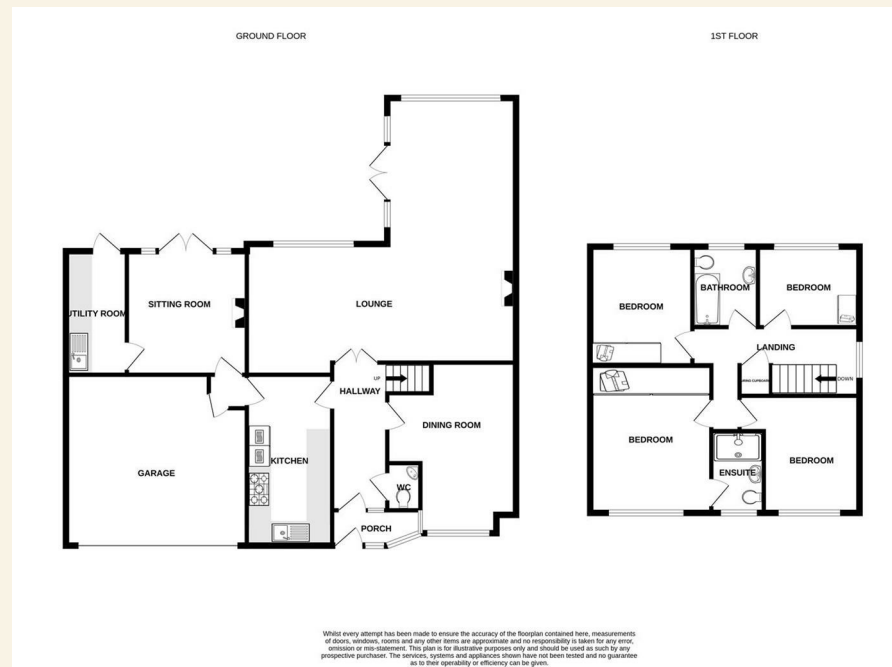
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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