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INDEPENDENT ESTATE AGENTS

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# 148, Oxford Road, Macclesfield, Cheshire, SK11 8JY

A fabulous 4 bedroom detached family home in a quiet cul-de-sac location.

## Price Guide £775,000

Constructed of brick, this property offers the discerning purchaser the opportunity to acquire a large 4 bedroom detached family home in a quiet and private cul-de-sac location, close to all the amenities of Macclesfield town.

The accommodation briefly comprises, to the ground floor: Lobby, entrance hall, lounge, sitting room, large open plan kitchen and dining room with a green oak extension, inner vestibule, utility room/WC. To the first floor the landing allows access to a bedroom with en-suite, three further bedrooms and a family bathroom. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the charm and scope of this well located property.

To the outside, the property is approached via a private road and entered through electric gates onto a large block paved driveway with ample parking for motor vehicles and access to the detached garage, enclosed by walls, fencing and hedges, borders with mature and specimen shrubs and trees. To the side of the property is a lawned area with wooden storage shed. To the rear is a delightful walled garden with paved terrace, lawn and large pergola with paved seating/dining area beneath and borders with shrubs and trees.

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.

### DIRECTIONS:

From the roundabout adjacent to Sainsburys in Macclesfield proceed along Cumberland Street to the roundabout adjacent to the Spire Hospital taking the second exit into Oxford Road. Continue down Oxford road, passing All Hallows school on the right, the property is located down the second unmarked private road on the right hand side after the school entrance.

### ACCOMMODATION

#### GROUND FLOOR

##### LOBBY 5'07 x 4'10

With oak floor and double glazed window.

##### ENTRANCE HALL 17'09 x 8'04

With oak floor, double glazed window, radiator, oak panelled stairway to first floor, under stairs cupboard with Jack & Jill doors.

##### LOUNGE 13'11 x 13'02

With panel detailing on the walls and ceiling, dual aspect with double glazed windows, radiator, solid fuel fireplace with oak surround.

##### SITTING ROOM 17'11 x 13'11

Triple aspect with double glazed windows, radiator, Living Flame gas fire with stone surround.

##### KITCHEN/DINING ROOM 28'10 x 16'10 (overall)

Large open plan triple aspect room with double glazed windows, opening out to a green oak framed glazed extension overlooking the garden, with fully fitted kitchen with range of base cupboards and drawers, wall cupboards and central island unit, granite worktops, range style 5 ring gas and electric oven with extractor, integrated dishwasher, double Belfast sink, radiator, underfloor heating.

##### INNER VESTIBULE

With door to driveway and access to under stairs cupboard.

##### UTILITY/WC 6'02 x 4'03

With plumbing for washing machine, low level WC, vanity wash hand basin with cupboard below, underfloor heating.

#### FIRST FLOOR

##### LANDING 10'05 x 10'0 (overall)

With double glazed window.

##### BEDROOM ONE 11'09 x 11'06

Double aspect with double glazed window, radiator, fitted wardrobes.

##### EN-SUITE 8'0 x 5'07

With shower cubicle, low level WC, wash hand basin, heated towel rail/radiator, tiled floor, tiled walls, underfloor heating.



**BEDROOM TWO 17'10 x 13'10**

Triple aspect with double glazed windows, radiator, range of fitted wardrobes and drawers.

**BEDROOM THREE 13'09 x 11'01**

With double glazed window, radiator, fitted wardrobes.

**BEDROOM FOUR 10'06 x 9'02**

With double glazed window, radiator.

**BATHROOM 9'09 x 7'11**

With panelled bath with overhead shower, vanity wash hand basin with cupboard below, low level WC, heated towel rail/radiator, tiled floor, tiled walls, underfloor heating, double glazed windows, loft access.

**OUTSIDE**

Gardens as previously mentioned.

**GARAGE 18'03 x 18'03**

With power and light, single up and over door, double glazed windows, roof storage space.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agent.

**Possession**

Vacant possession upon completion.

**PRESTBURY OFFICE:**

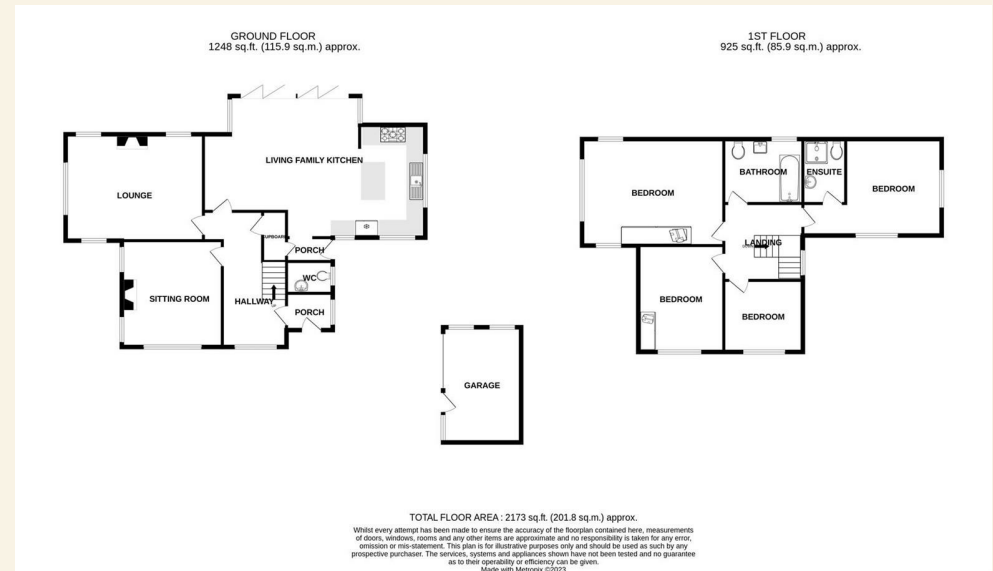
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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