





3, Elgin Avenue, Macclesfield, Cheshire SK10 3DX

Situated in a highly convenient and family-friendly area of Macclesfield, this impressive five-bedroom detached home offers spacious and versatile accommodation, ideally positioned within walking distance of local shops and close to a selection of well-regarded primary and secondary schools. A standout feature is the stunning views at the rear toward Shutlingsloe and the rolling countryside.

Perfectly designed for modern family living, the accommodation briefly comprises an entrance hall, downstairs W.C., generous lounge, contemporary dining kitchen, separate dining room, utility room, and a conservatory enjoying pleasant views over the rear garden. To the first floor, the superb principal bedroom benefits from a stylish four-piece en-suite, complemented by four further well-proportioned bedrooms and a family bathroom. Additional features include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a block-paved driveway providing ample off-road parking and access to the integral garage, which offers additional parking and useful storage space. To the rear, the enclosed garden is mainly laid to lawn with mature hedged borders and a full-width stone-flagged patio, creating an ideal setting for outdoor dining, entertaining, and family enjoyment.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Prestbury Road, turning left after approximately one mile into Kennedy Avenue. Take the second left into Brampton Avenue and the first right into Elgin Avenue.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Porch

Composite front door with glazing inset. uPVC double glazed windows.

Entrance Hall

Composite inner front door with glazing inset and adjoining. Spindle balustrade to the staircase. Single panelled radiator.

Cloakroom/W.C.

Low suite W.C. with concealed cistern. Countertop washbasin with mixer tap with ample vanity storage below. Partially tiled walls. Extractor fan. Chrome heated towel rail.

Lounge

17'00 x 12'4

Living flame gas fire set within a feature marble fireplace. Wall light points. T.V. aerial points. uPVC double glazed bow window. Single panelled radiator. Open way to the Dining Room.

Dining Kitchen

24'11 x 9'6

Single drainer one and a half bowl composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks extending to a breakfast bar. Space for a range style cooker with extractor hood over. Integrated appliances include a microwave, dishwasher and fridge/freezer. Pull-out pantry style cupboard. uPVC double glazed windows. uPVC door opening onto the rear garden. Single panelled and double panelled radiator.

Utility

8'2 x 4'8

Stainless steel sink with mixer tap. Plumbing for washing machine. Space for a tumble dryer. Wall-mounted combination condensing boiler. Partially tiled walls. uPVC double glazed window. Access to the garage.

Dining Room

9'7 x 9'4

Double panelled radiator. Sliding doors to the Conservatory.

Conservatory

13'4 x 9'9

uPVC double glazed windows. uPVC double doors opening onto the rear garden. Single panelled radiator.

Garage

17'2 x 8'3

Electric roller door. Power and light.

First Floor

Landing

Spindle balustrade to the staircase. Loft access. Airing cupboard with single panelled radiator. uPVC double glazed window.

Bedroom One

12'6 x 12'3 max

A range of matching bedroom furniture including wardrobes, overbed storage and bedside cabinets. uPVC double glazed window. Single panelled radiator.

En-suite Bathroom

The contemporary white suite comprises a panelled bath with central mixer tap, a fully tiled cubicle with rainfall shower and additional shower attachment over, and a combined washbasin and W.C. vanity unit. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two

9'10 x 9'00

Fitted wardrobes. Built-in storage cupboard. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'6 x 8'4

Fitted wardrobe. uPVC double glazed window. Single panelled radiator.

Bedroom Four

9'8 x 8'2

uPVC double glazed window. Single panelled radiator.

Bedroom Five

9'3 x 8'2

uPVC double glazed window. Single panelled radiator.

Family Bathroom

The modern white suite comprises a P-shaped panelled bath with central mixer tap and thermostatic rainfall and additional shower attachment over, a combined washbasin and W.C. vanity unit with storage below. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is approached via a block-paved driveway providing ample off-road parking and access to the garage, alongside a neatly maintained lawned garden framed by mature hedging. To the rear, the fully enclosed garden features a stone-flagged patio and a well-kept lawn, complemented by an attractive range of planted flower beds, mature shrubs and bushes.

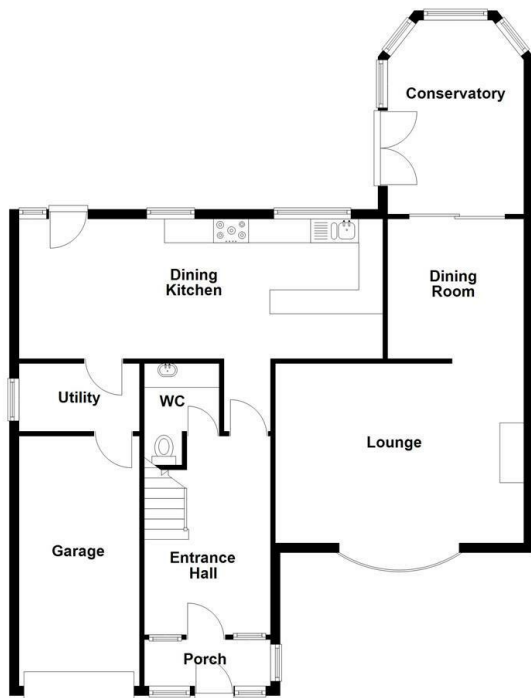
Tenure

Freehold.

£460,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

