



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

9, Gawsworth Road, Macclesfield, Cheshire, SK11 8UE

A beautifully presented 4 bedroom family home close to all the amenities of Macclesfield.

Guide Price £635,000

The beautifully renovated and well presented property allows the discerning purchaser the opportunity to acquire a fabulous, generously proportioned 4 bedroom family home within easy reach of all the facilities and amenities Macclesfield has to offer.

The accommodation briefly comprises, to the ground floor: Entrance hall, dining room, lounge, kitchen/family room, WC, utility/shower room. To the first floor, the landing allows access to four good sized bedrooms and a family bathroom with steam room. The property is double glazed throughout and a gas fired central heating has been installed.

An internal inspection is highly recommended to appreciate the quality and style of this wonderful family residence.

To the exterior, the property benefits from a blocked paved driveway with parking for motor vehicles and access to a detached garage, flanked by contemporary fencing and lavender beds. Pave steps lead up to the front garden which is laid to lawn laid in a terraced arrangement, surrounded by contemporary fencing and borders, with a paved path leading to the front door. To the rear, the large decked terrace leads down to a good sized lawn surrounded by beds with mature and specimen trees and shrubs, an area of block paved patio allows access to the brick built 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 10 minutes and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury Office proceed up Macclesfield Road, passing Prestbury Golf Club, to the crossroads. Continue straight across the roundabouts into Priory Lane, continue to the main roundabout adjacent to The Villas development. Bear right into Fallibroome Road, continue straight across the roundabout at Broken Cross into Gawsworth Road. The property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

21'06 x 5'10

With wall panelling, bay window, traditional style radiator, LVT wood flooring, stairs to first floor, under stairs storage cupboard.

DINING ROOM

15'05 (into bay) x 12'10

LOUNGE

16'02 (into bay) x 12'10

Dual aspect with bay window, radiator and traditional style radiator, wall panelling, wood floor, feature fireplace with Living Flame gas fire and marble surround.

KITCHEN/FAMILY ROOM

21'03 x 14'07

L-shaped room with range of fitted units including base cupboards and drawers, wall cupboards and granite work tops, tiled splash backs, Rangemaster cooker with 5-ring gas hob and electric oven/grill, integrated fridge and freezer, dishwasher, composite one and a half bowl sink and drainer unit, breakfast bar, LVT wood floor, contemporary radiator, French doors to garden, built in shelving, cupboards and drawers, wall panelling, picture rails.

WC

6'01 x 3'0

With low level WC, wash hand basin, contemporary radiator, half panelled walls, tiled floor.

UTILITY/SHOWER ROOM

11'01 x 9'06

With a range of fitted base, wall and full height cupboards and drawers, quartz worktops, tiled splashbacks, Belfast sink, plumbing for washing machine, cupboard housing boiler and water cylinder, open shelving, tiled floor, contemporary radiator, part glazed door to garden, tiled walk-in shower with rainfall head and shower attachment, tongue & groove wall with hanging pegs and seat storage.

FIRST FLOOR

LANDING

With contemporary radiator, loft access (part boarded, with ladder).

BEDROOM ONE

12'10 x 12'04

With traditional style radiator, feature fire surround, wall panelling, picture rails.

BEDROOM TWO

13'10 x 12'10

Dual aspect, with LVT flooring, traditional style radiator, currently used as a dressing room with a wealth of built in hanging space, drawers, dressing table and seating with storage.

BATHROOM

8'10 x 8'0

With tiled recessed shower/steam room with bench seat, low level WC, freestanding bath with central mixer tap and shower attachment, vanity wash hand basin with cupboards below, panelled walls, picture rails, contemporary radiator, tiled floor.

BEDROOM THREE

10'03 x 9'04 (average measurements)

With traditional style radiator, panelled walls, picture rails.

BEDROOM FOUR

12'11 x 10'05

With traditional style radiator, ceiling rose, picture rail.

OUTSIDE

Gardens as previously mentioned.

DETACHED GARAGE

18'04 x 9'04

With wooden bi-fold doors, power and light, socket for charging electric vehicles.

WORKSHOP

9'04 x 8'0

With power and light.

Tenure

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

Viewings

Strictly by appointment through the Agents.

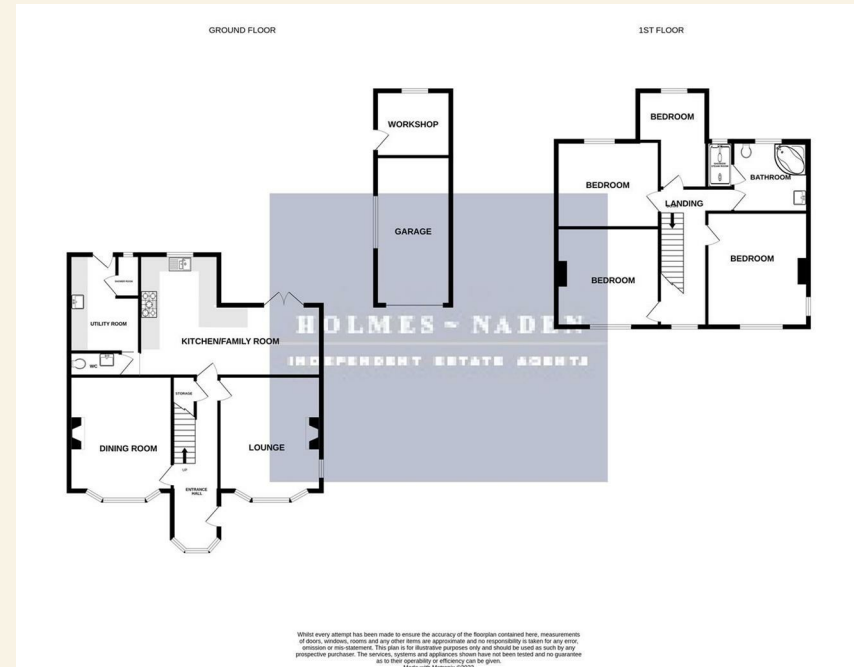
Possession

Vacant possession upon completion.

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. See the plan.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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**MISDESCRIPTIONS ACT 1967**

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