





8, Gawsworth Road, Macclesfield, Cheshire SK11 8UE

Occupying a prime position in Macclesfield, this attractive three-bedroom semi-detached home offers extended, beautifully maintained accommodation, perfectly suited to growing families. Ideally located within easy reach of highly regarded local schools and a comprehensive range of everyday amenities, the property combines convenience with comfortable family living.

Over the years, the home has been thoughtfully enhanced and extended to create a well-balanced layout that is both practical and inviting. The ground floor accommodation comprises an entrance hall, a bright and comfortable lounge, a well-appointed kitchen, a separate dining room and a utility room. To the first floor, there are three generously proportioned bedrooms and a modern shower room.

The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Set back from the road, the frontage features a tarmacadam driveway providing off-road parking for two vehicles, bordered by established walls and mature hedging. To the rear, the enclosed garden enjoys a favourable westerly aspect, making the most of the afternoon and evening sun. Predominantly laid to lawn, the garden also features raised planting beds and a substantial stone-flagged patio area, perfect for outdoor dining and relaxation.

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 a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

From our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights at Park Green into Park Street and across the roundabout into Park Lane. Follow this road passing through a further two sets of lights into Ivy Lane, which in turn leads into Ivy Road. Proceed to the roundabout and turn left onto Chester Road. At the Broken Cross traffic lights, turn left

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with glazing inset and adjoining. Ceiling cornice. Spindle balustrade to the staircase. Understairs storage cupboard. Double panelled radiator.

Lounge

14'08 x 11'07

Feature stone built fireplace. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Kitchen

17'10 x 7'10

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching high gloss base and eye level units with contrasting work surfaces. Integrated Bosch double oven. Integrated four ring Bosch induction hob with extractor hood and integral lighting over. Integrated dishwasher. Space for a fridge/freezer. Recessed spotlighting. uPVC double glazed windows. Double panelled radiator.

Dining Room

13'11 x 8'05

Ceiling cornice. uPVC patio doors opening onto the rear garden. Double panelled radiator.

Utility

8'09 x 8'04

A range of base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for tumble dryer. Space for a freezer. Vaillant combination condensing boiler. uPVC double glazed window. uPVC door opening at the side elevation. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Ceiling cornice. Loft access. uPVC double glazed window.

Bedroom One

11'07 x 8'11 to the wardrobes

Floor to ceiling fitted wardrobes and matching bedside cabinets and chest.. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'03 x 11'00

Floor to ceiling fitted wardrobes and matching bedside cabinets. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Three

7'05 x 6'08

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Shower Room

The contemporary suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage below and a low suite W.C. with concealed cistern. Storage cupboards. Recessed spotighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Anthracite grey heated towel rail.

Outside

Gardens

To the front of the property there is a good size tarmacadam driveway providing off-road parking for two vehicles, bordered by established walled planted borders and mature hedging. The attractive rear garden is fully enclosed by fence panel borders ensuring a private outdoor space featuring a stone-flagged patio arranged over two levels alongside a well-maintained lawn and raised, mature planting beds.. A timber-built garden shed is also included within the sale offering useful external storage.

Tenure

Freehold

£375,000





