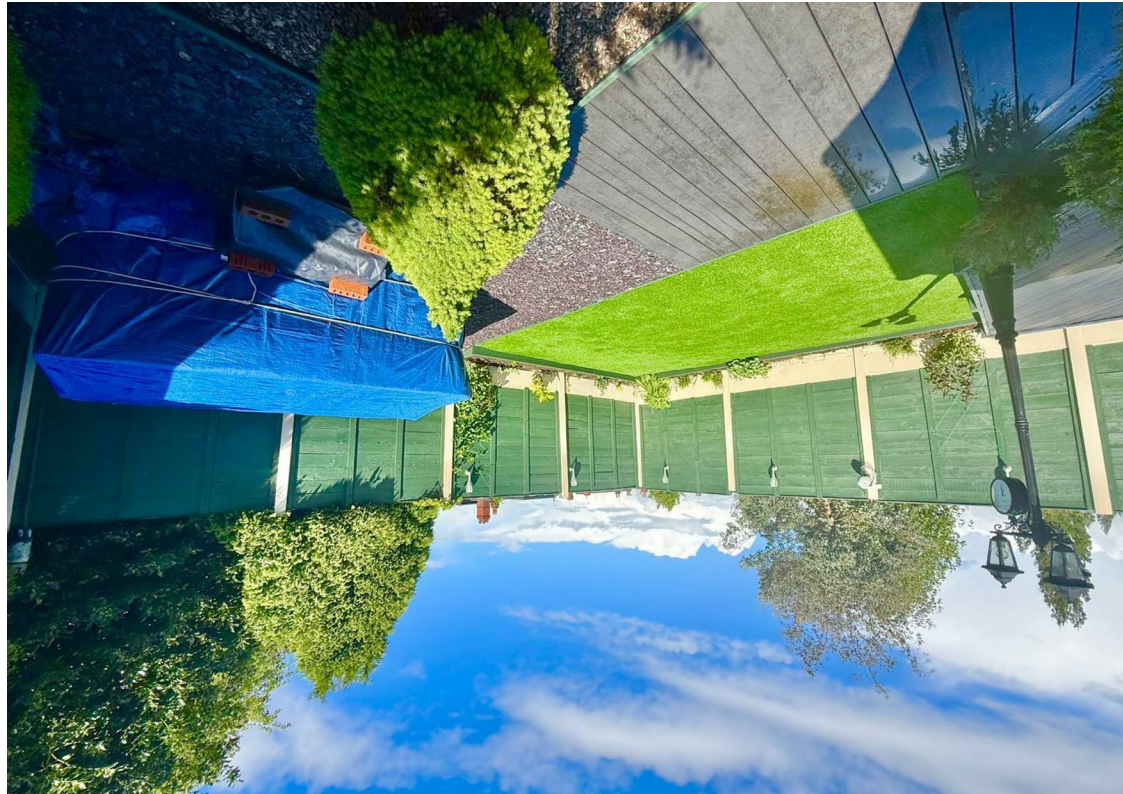




21 SLATER STREET MACCLESFIELD SK11 8AG

A beautifully presented three bedroom semi detached family home, ideally positioned on a quiet tucked away street, conveniently located close to highly regarded schools, Macclesfield town centre and excellent transport links. Thoughtfully improved by the current owners with exceptional attention to detail and finish, the property offers a perfect blend of style, comfort and practicality for modern family living. In brief the accommodation comprises; entrance porch, a stunning breakfast kitchen featuring a generous central island with breakfast bar and stool recess, an elegant living room complete with a log-burning stove and a bright conservatory opening onto the rear garden. An inner hallway provides access to the garden along with a versatile study/playroom. To the first floor are three well proportioned bedrooms and a contemporary family bathroom. Externally, the property is set back behind a gravel driveway offering off-road parking and access to a garage/storage space. The private rear garden has been beautifully maintained and features an artificial lawn, a decked patio area to sit and enjoy the setting and attractive flowerbeds to the borders. Early viewing is highly recommended to fully appreciate all this superb home has to offer.

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Proceed out of Macclesfield along Park Lane, continue through traffic lights at the junction with Bond Street and then Slater Street is the first turning on the right, with this particular property being found on the right hand side.

Entrance Vestibule

Accessed via a composite front door. Tiled floor. Double glazed window to the side aspect.

Breakfast Kitchen

137 x 10'0
Fitted with a stylish range of base units with wooden work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher with matching cupboard front. Space for a washing machine and fridge/freezer. The large island unit features a breakfast bar with stool recess. Laminate floor. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator. Stairs to the first floor.

Living Room

16'1 x 11'5
Elegantly presented living room featuring a log burning stove. Laminate floor. Three radiators. Double glazed window to the rear and side aspect. Sliding door to the conservatory.

Conservatory

154 x 13'2 max
Generous conservatory with double glazed windows and double doors opening to the rear garden. Laminate floor. Radiator.

Inner Hallway

Laminate floor. Double glazed window to the side aspect with door to the garden and door to the study/playroom.

Study/Playroom

127 x 8'3
Originally forming the rear section of the garage, this area has now been converted into a functional reception room. Recessed ceiling spot lights. Radiator.

Stairs To The First Floor

Double glazed window to the side aspect. Over stairs storage cupboard. Access to the loft space. (the vendor advised that the loft is boarded and fitted with a loft ladder).

Bedroom One

13'6 x 9'5
Elegantly presented and fitted with a range of wardrobes, over bed cupboards and dressing table. Laminate floor. Double glazed window to the front aspect. Radiator.

Bedroom Two

11'10 x 8'10
Double bedroom with double glazed window to the rear aspect with far reaching views across the surrounding countryside and hills. Radiator.

Bedroom Three

8'0 x 7'0
Single bedroom with double glazed window to the rear aspect with far reaching views across the surrounding countryside and hills. Radiator.

Bathroom

Fitted with a stylish white suite comprising; P-shape panelled bath with shower over and curved screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Recessed ceiling spotlights. Tiled walls and floor with under floor heating. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

Driveway

A gravel driveway to the front provides off road parking.

Garage/Storage

8'3 x 6'0
Previously a conventional garage and now a bike store after converting the rear part to an additional reception room and the front part sectioned off to create a bike store. Up and over door to the front.

Private Garden

The private rear garden has been beautifully maintained and features an artificial lawn, a decked patio area and attractive flowerbeds to the borders. Fenced and enclosed with a courtesy gate to the side.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Measurements are approximate. Not to scale. Illustrative purposes only.
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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	80
(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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