





8, Cricketers Way, Macclesfield, Cheshire SK11 0AX

Constructed by Seddon Homes, Lavender Fields occupies a particularly attractive semi-rural setting within the sought-after village of Langley. This well-presented three-bedroom detached home offers spacious, light and airy accommodation arranged over two floors, with a generous and well-connected layout ideally suited to modern family life.

The ground floor comprises an entrance hall, downstairs W.C., comfortable lounge, separate dining room and a well-appointed kitchen, together with an integral garage. To the first floor, there is a principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a neatly maintained front lawn with mature planted borders. A block-paved driveway provides off-road parking for two vehicles and leads to the integral garage. To the rear is a good-sized, enclosed garden, predominantly laid to lawn with a stone-flagged patio providing an ideal space for outdoor entertaining, relaxing and family enjoyment. A particular highlight is the property's open aspect, with lovely views extending across the surrounding countryside.

The setting is undoubtedly one of Lavender Fields' greatest attractions. Positioned within the picturesque semi-rural village of Langley, the property offers an enviable combination of village living and easy access to the great outdoors. Macclesfield Forest and Teggs Nose Country Park are both close by, providing superb opportunities for walking, cycling and horse riding, while the surrounding countryside offers an abundance of scenic routes to explore.

Combining generous accommodation, attractive gardens and an enviable countryside setting, Lavender Fields represents an excellent opportunity to acquire a comfortable family home in one of the area's most desirable semi-rural locations.

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 the A523 Leek Road, turning left at the traffic lights with Byrons Lane signposted Langley/Sutton. Proceed under the viaduct and then take the next left into Jarman. Follow the road into the village of Langley and turn into Knotting Road on the right hand side. Follow the road round and take the first right turning into Cricketers Way. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to the staircase. Flooring. Access to the garage. Single panelled radiator.

W.C.

Low suite W.C. Washbasin with mixer tap. Partially tiled walls. Tiled flooring. uPVC double glazed window.

Lounge

15'7 to the bay x 13'00

T.V. aerial point. uPVC double glazed windows to the bay. uPVC double doors opening onto the rear garden. Double panelled radiator.

Dining Room

12'3 to the bay x 8'1

uPVC window to the bay. Double panelled radiator.

Kitchen

12'00 x 8'11

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 splashbacks. Integrated Neff single oven and microwave. Integrated Neff induction hob with extractor hood over. Integrated Zanussi dishwasher. Integrated fridge/freezer. Plumbing for automatic washing machine. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Composite door opening at the side elevation. Single panelled radiator.

Garage

13'8 x 9'8

Up and over door. Power and light. Ideal combination condensing boiler.

First Floor

Landing

Handrail and spindle balustrade to the staircase. Loft access. uPVC double glazed window. Single panelled radiator.

Bedroom One

11'9 x 11'4 l-shaped

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

En-suite Shower Room

Fully tiled cubicle with thermostatic rainfall shower over. Wall-mounted washbasin with mixer tap. Low suite W.C. with concealed cistern. Wall-mounted mirror fronted bathroom cabinet. Recessed spotlighting. Electric shaver point. Extractor fan. Partially tiled walls. Laminate flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two

12'3 x 9'10

uPVC double glazed window. Single panelled radiator.

Bedroom Three

12'1 x 10'7 I-shaped

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and electric Acqualizer shower over, a wall-mounted washbasin with mixer tap and a low suite W.C. with concealed cistern. Recessed spotlighting. Electric shaver point. Extractor fan. Partially tiled walls. Laminate flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

The property is set behind a block paved driveway providing off-road parking for two vehicles and access to the garage whilst adjacent is a neat lawned garden. The fully enclosed garden to the rear is of a good size and is primarily laid to lawn with a stone flagged patio seating area.

Tenure

Freehold.

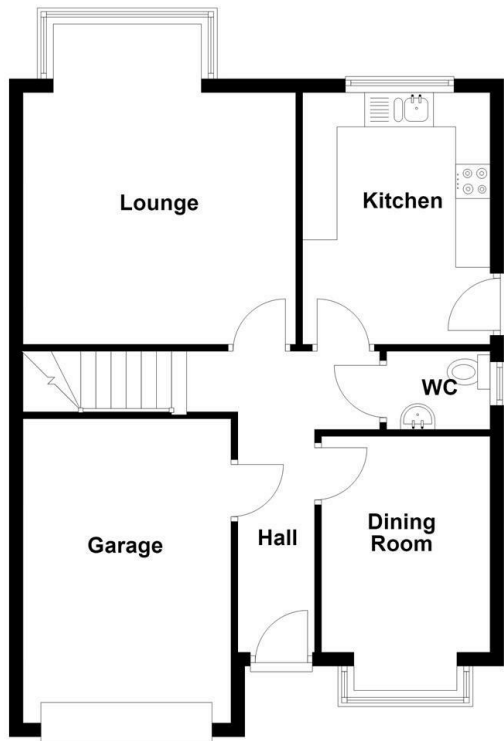
Service Charge

£33.3 Per Month

£500,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

