







## 35 Eastgate, Macclesfield, Cheshire SK10 1GD

Inspired by the elegant Georgian homes found throughout the country's classic spa towns, this modern townhouse delivers a rare combination of timeless style, exceptional space, and an enviably convenient location. Offering a far more generous layout than many of the recently built detached properties in Macclesfield, it represents a standout opportunity for buyers seeking both character and contemporary comfort.

Arranged over four impressive levels, the accommodation is superbly proportioned. Three spacious reception rooms, a beautifully appointed dining kitchen, a conservatory, utility room, and shower room provide outstanding versatility for modern living. The upper floors feature four double bedrooms, three en-suite bathrooms, and a luxurious family bathroom, creating an ideal layout for families, guests, or those wanting dedicated work-from-home spaces. Gas-fired central heating and uPVC double glazing ensure year-round comfort and efficiency.

A private driveway offers off-road parking and leads to an impressively sized double garage. To the rear, the stylishly landscaped garden has been thoughtfully designed to create a colourful, vibrant, and low-maintenance oasis, perfect for relaxation and entertaining.

The property enjoys an attractive outlook over Victoria Park and is ideally placed just a few minutes' walk from the railway station and the town centre. This is a home that blends elegance, practicality, and lifestyle to superb effect.

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.

From the railway station, turn under the bridge and straight ahead into Buxton Road. Having passed the Chilli Banana take the first turn on the left hand side into York Street and left again into Eastgate where the property can be seen behind the green.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## 35 Eastgate, Macclesfield, Cheshire SK10 1GD

### Ground Floor

#### Reception Hall

Composite front door. Ceiling cornice. Radiator.

#### Cloakroom

#### Dining Room

15'0 x 13'6

Ceiling cornice. uPVC double glazed windows with plantation shutters. Three single panelled radiators.

#### Breakfast Kitchen

25'2 x 11'5 reducing to 7'6

One and a half bowl stainless steel sink unit with mixer taps and separate hot water tap which is integrated into a granite work surface with high gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks which include concealed swing-out storage and soft closing drawers. All wall units feature concealed lighting. Built-in Neff double oven. Built-in four ring Neff induction hob extractor canopy over. Built-in Neff dishwasher. uPVC double glazed windows to rear elevation. Access to lower ground floor.

### Lower Ground Floor

#### Family Room/Study

16'0 x 7'7

Understairs storage cupboard. uPVC double glazed windows. Radiator. Patio doors to the Conservatory.

#### Conservatory

18'4 x 12'2

uPVC double glazed windows to two elevations. Two double panelled radiators. Patio door opening onto the garden.



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### Utility Room

5'11 x 9'3

Plumbing for automatic washing machine. Work surface. Worcester gas central heating and domestic hot water boiler. Radiator. Access to the rear garden.

### Shower Room

A fully tiled shower cubicle with Aqualine thermostatic shower. Pedestal wash basin. Low suite W.C. Partially tiled walls. Shaver point. Extractor fan. Radiator.

### Double Garage

23'3 x 21'1

Electric up and over door. Power and light. Additional door accessed via the driveway.

### First Floor

#### Landing

Ceiling cornice. Substantial linen cupboard. Radiator.

#### Lounge

20'4 x 13'1

Living flame gas fire set within an attractive marble fireplace with hearth. Ceiling cornice. T.V. aerial point. Two wall light points. Three double glazed uPVC windows to the front elevation. Three double panelled radiators.

#### Bedroom Three

11'3 x 10'10

Two built-in double wardrobes with adjoining dressing table with drawers. Ceiling cornice. uPVC double glazed window. Double panelled radiator.



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### En Suite Shower Room

Fully tiled shower cubicle with thermostatic shower. Pedestal wash basin. Low suite W.C. Partially tiled walls. Shaver point. Extractor fan. Radiator.

### Bedroom Four

14'11 x 7'7

Ceiling cornice. uPVC double glazed windows to rear elevation. Double panelled radiator.

### Main Bathroom

A white suite comprising a panelled bath, a pedestal wash basin and a low suite W.C. Partially tiled walls. Shaver point. Extractor fan.

### Second Floor

#### Landing

Loft access.

### Master Bedroom

16'3 x 11'5 plus wardrobes

A comprehensive range of built-in bedroom furniture to all elevations with a combination of built-in wardrobes, drawers and dressing tables as well as bedside cabinets. Ceiling cornice. uPVC double glazed window. Radiator.

### En-suite Shower Room

Double sized wet room/shower area with thermostatic shower with rainfall shower head over. His and hers pedestal wash basins with mixer taps and mirrors over. Concealed cistern, low suite W.C. Fully tiled walls. Tiled floor. Extractor fan. Recessed spotlighting. Velux window.

### Bedroom Two

22'7 x 9'9

Ceiling cornice. uPVC double glazed window. Radiator.



## 35 Eastgate, Macclesfield, Cheshire SK10 1GD

### En Suite Shower Room

A double fully tiled shower cubicle with Aqualisa thermostatic shower. Pedestal wash basin. Low suite W.C. Partially tiled walls. Extractor fan. Radiator.

### Outside

### Garden

A beautifully landscaped rear garden which has been designed extremely cleverly to ensure a tranquil and relaxing outside space in which to enjoy the surrounding features. These include mature flower beds borders, an ornamental pond with waterfall, an attractive paved patio and decked areas all of which combine beautifully to provide a most delightful setting.

**£550,000**

HOLDEN & PRESCOTT



















