HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

35 Loxley Close, Macclesfield, SK11 8LH





35, Loxley Close, Macclesfield, Cheshire SK11 8LH

Situated within Loxley Close, a small and charming cul-de-sac this three bedroom detached property enjoys a peaceful setting just a five-minute walk from the town centre. With its welcoming community atmosphere and convenient location, this is a truly gorgeous family home ready to be enjoyed.

Since purchasing the property in 2022, the current owners have lovingly enhanced and refined this attractive Cheshire brick detached home, transforming it into a warm and beautifully appointed family residence. Thoughtfully updated and impeccably maintained, the property now offers a perfect balance of style, comfort and practicality.

A notable improvement is the conservatory, which has been upgraded with a solid roof and double glazing incorporating integrated blinds, creating a superb additional reception space that can be enjoyed all year round. Flooded with natural light yet cosy and private, it provides a versatile setting for relaxing or entertaining. The lounge has also been reconfigured and sealed off to form a snug, inviting room.

The well-planned accommodation comprises; an entrance hall, lounge, dining kitchen and the conservatory to the ground floor. Upstairs, there is a master bedroom with en-suite, two further bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing throughout.

Externally, the property sits behind a small front lawn with mature hedging. To the side elevation, there is a tarmac driveway that allows off-road parking for two vehicles. To the rear, the substantial Italian-tiled patio continues to offer a wonderful space for outdoor dining and entertaining, leading onto a generous lawned garden bordered by mature beds and trees. In addition, there are two useful sheds, both with power and light, offering excellent storage space.

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 from our offices proceed out of Macclesfield along Chestergate and proceed into Chester Road. Take the first exit at the roundabout onto Oxford Road. Take the left fork at the Happy Valley public house into Beswick Street. Follow the road to the left into Loxley Close.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with double glazing inset. Large walk-in cloaks cupboard. uPVC double glazed window. Double panelled radiator.

Lounge
16'8 into bay x 11'0
An electric fire set within an attractive stone surround with marble hearth. T.V. aerial point. Telephone point. uPVC double glazed bay window. Double panelled radiator.

Dining Kitchen
17'4 x 9'9
One and a half bowl composite sink unit with central mixer taps in brushed steel set within a granite work surface with 'Shaker' style base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Siemens four ring stainless steel hob with Siemens extractor canopy over and oven below. Integrated dishwasher. Integrated washer/dryer. Integrated freezer. Integrated Siemens fridge. Recessed spotlighting. Dimmer switch. Built-in dresser unit to one elevation with a comprehensive range of base, storage units and display alcoves with ambient spotlighting. uPVC double glazed windows to rear elevation and sliding patio doors to conservatory. A composite rear door provides access to the driveway and rear garden. Vertical radiator.

Conservatory
10'5 x 9'3
uPVC double glazed windows with integral blinds ensuring a sleek moden finish with superb functionality. uPVC double doors opening onto the garden. Wall mounted electric radiator.

First Floor

Landing
Airing cupboard housing the combination condensing boiler. Loft access.

Bedroom One
13'5 x 10'7
Fitted floor to ceiling wardrobes. Ceiling cornice. uPVC double glazed windows with plantation shutters. Double panelled radiator.

En Suite
The suite comprises a cubicle with thermostatic shower over and PVC wall panels for easy cleaning, a wash hand basin with mixer taps and vanity storage below and a low suite W.C. with concealed cistern. Recessed spotlighting. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two
10'6 x 8'7
Fitted floor to ceiling wardrobes. uPVC double glazed window. Radiator.

Bedroom Three
8'11 x 6'5
uPVC double glazed window with plantation shutters. Radiator.

Bathroom
A white suite comprising a panelled bath with thermostatic shower, PVC wall panels and screen over, a pedestal wash basin and low suite W.C. Extractor fan. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

Outside

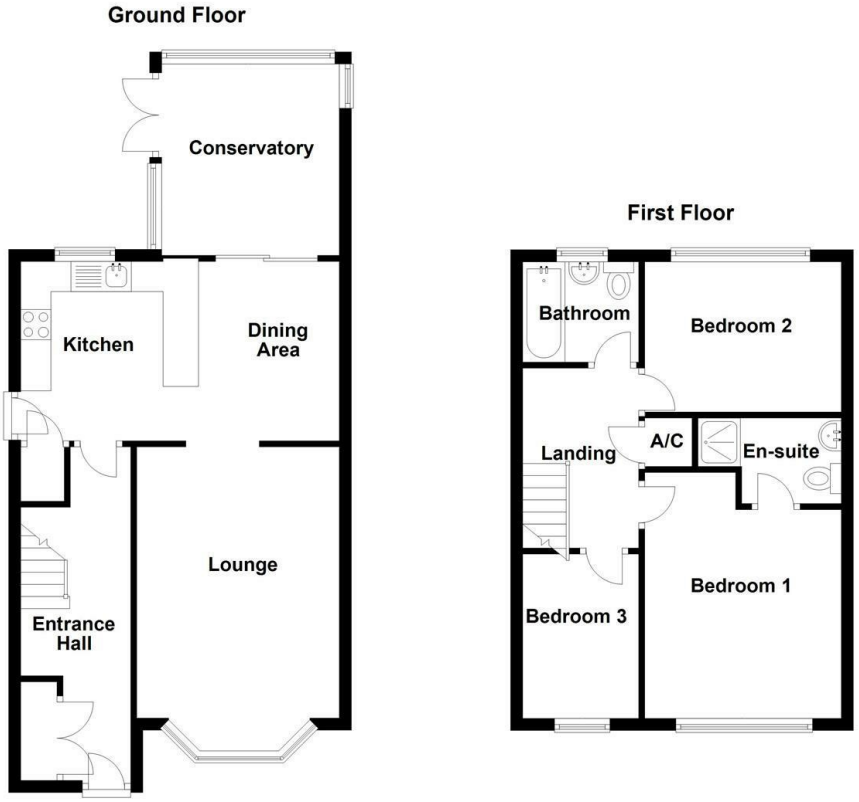
Garden
A driveway to the side of the property provides ample off-road parking for several vehicles and includes an electric vehicle charging point. To the rear, the property boasts superb gardens that are larger than average for this style of development. A generous lawn is complemented by well-stocked, mature beds and borders featuring a wide variety of trees, shrubs, and bushes. A substantial Italian porcelain-tiled patio, enclosed by attractive sleeper borders, creates a stylish and practical space for outdoor dining and entertaining. Two sheds, both with power and lighting, are included in the sale and offer excellent additional storage. Altogether, this delightful garden provides a wonderful setting in which to relax and enjoy the tranquillity, or to entertain in the generous and beautifully designed outdoor space.

Tenure
The property is a Jones Homes build managed by Emerson in Alderley Edge.- The lease is 999 year from 1990. There is an annual ground rent of £100.

£385,000

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