





## 10, Victoria Road, Macclesfield, Cheshire SK10 3GG

Completed in 2014, this exclusive development of townhouses quickly set a benchmark for contemporary architecture within the area. Though modern in design, the homes have been thoughtfully crafted to complement the surrounding period properties, blending seamlessly into this highly regarded residential setting.

10 Victoria Road is a particularly fine example of the elegant bay-fronted style. Beautifully maintained and recently upgraded, the property has been tastefully redecorated throughout to offer a high-quality, move-in-ready home.

Arranged over three floors, the well-proportioned accommodation comprises an entrance hall, cloakroom, a living room with double doors opening onto the garden and a dining kitchen fitted with integrated appliances. There are three generous double bedrooms and two bathrooms, including an impressive 17-foot master bedroom with en-suite. Gas-fired central heating and double glazing ensure comfort and efficiency throughout.

The property is attractively screened from the road by a mature beech hedge. To the rear, a neatly maintained, fully enclosed lawned garden enjoys a desirable southerly aspect, perfect for outdoor relaxation and entertaining.

Two allocated parking spaces are conveniently positioned to the rear of the property and are accessed directly via a gate from the garden.

Victoria Road is a prestigious address, superbly situated within easy reach of the town centre and West Park, offering both convenience and an enviable lifestyle setting.

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.

If Driving From Tescos roundabout proceed up the Hibel Road (A537) taking the first exit into Cumberland Street. At the next roundabout take the second exit into West Park Drive, by the Co-op and bear right behind Kids Allowed where there are two allocated and clearly marked parking spaces. Viewers are welcome to park there.

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

## Ground Floor

### Entrance Hall

Composite front door with double glazed panel. Spindle balustrade to staircase. Coat hanging and hat shelf. Understairs storage cupboard. Single panelled radiator.

### Cloakroom/ W.C.

White suite comprising a low suite W.C. and hand basin with tiled splashback. Tiled floor. Downlighting. Single panelled radiator.

### Lounge

14'10" x 10'8"

T.V. Aerial point. Double glazed double doors to the garden. Double glazed window. Two single panelled radiators.

### Kitchen

8'1" x 6'11"

Single drainer sink unit with mixer tap and base cupboards below. A range of matching base and eye level cupboards in white with brushed steel fittings, contrasting worktops and splashbacks. Built-in Hotpoint electric oven and four ring gas hob with extractor hood over. Integrated microwave dishwasher, fridge and freezer. Tiled floor. Worktop and pelmet lighting. LED downlighting.

### Dining Area

9'9" x 8'1" into bay

T.V. Aerial point. Double glazed bay window to dining area. Single panelled radiator.

## First Floor

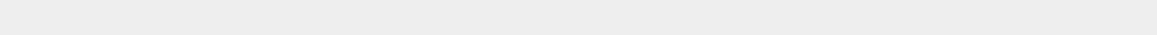
### Landing

Spindle balustrade to staircase. Built-in wardrobes with hanging rail. Double glazed window. Single panelled radiator.

### Bedroom Two

14'11" x 8'5"

T.V. Aerial point. Loft access. Double glazed window. Double panelled radiator.

  
**Bedroom Three**

12'11" x 8'7" into bay

**Bathroom**

White suite comprising a panelled bath, pedestal wash basin with tiled splashback and low suite W.C. Separate shower cubicle with thermostatic shower. Tiled floor. Extractor fan. Downlighting. Chrome heated towel rail.

**Second Floor****Landing****Bedroom One**

17'8" x 11'7"

T.V. Aerial point. Loft access. Velux double glazed skylights. Double glazed window. Two single panelled radiators.

**En-Suite Shower Room**

Tiled shower cubicle with thermostatic shower, hand basin with tiled splashback and low suite W.C. Airing cupboard housing the gas fired condensing combination style boiler. LED downlighting. Extractor fan. Velux double glazed skylight. Chrome heated towel rail.

**Outside****Garden**

To the rear of the property there is a fully enclosed lawned garden with fenced borders. This garden has a sunny southerly aspect.

**Parking**

A gate to the rear boundary of the garden and a path provides access to two conveniently located spaces.

**Tenure/ Management Charge**

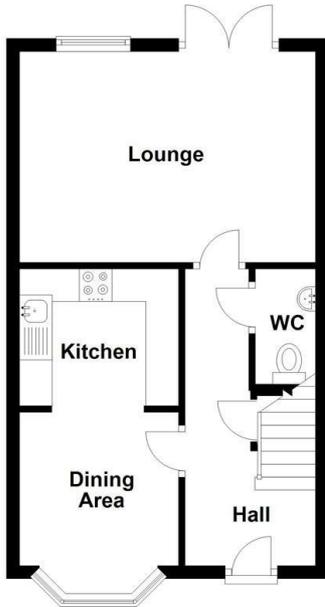
Leasehold - Residue 999 from 2014, subject to a ground rent of £249 per annum.

Management Charge - £Paid £174.73 per quarter" per annum.

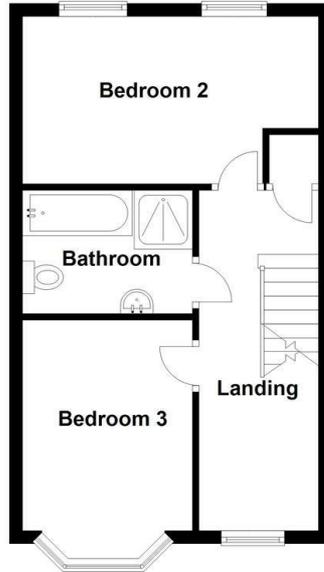
**£350,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



Second Floor

