





### **13, Brooklands Avenue, Macclesfield, Cheshire SK11 8LB**

A spacious four/five-bedroom detached home situated on a highly sought-after residential road. Built in the late 1930s, this attractive and characterful property combines well-planned, generous accommodation with an ideal location, making it a perfect family home.

The property is positioned within close proximity to All Hallows High School and just a short walk from Park Royal Primary School, Macclesfield town centre, and a wide range of local amenities.

The accommodation briefly comprises: a porch, entrance hall, lounge, dining room, breakfast kitchen, utility room, wet room, and a versatile study which could also serve as a fifth bedroom. To the first floor, the principal bedroom benefits from a dressing room and an en-suite bathroom. There are three further double bedrooms and a family bathroom, offering ample space for growing families. The property further benefits from gas-fired central heating and uPVC double glazing throughout

Externally, the property is set back behind a brick-paved driveway providing off-road parking and access to the garage for additional storage. The front garden is well maintained, while to the rear, a fully enclosed garden is mainly laid to lawn and complemented by a range of mature hedging, creating a peaceful outdoor 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 out of Macclesfield along Park Lane. At the Flower Pot turn right into Oxford Road and then second left into Brooklands Avenue. The property can be found on the left hand side.

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

## Ground Floor

### Porch

Courtesy light. Solid oak front door with glazing inset. Tiled flooring. Exposed brickwork.

### Entrance Hall

Inner solid oak front door with with attractive stained glass inset. Exposed ceiling beam. Stripped oak flooring. uPVC leaded style window. Double panelled radiator.

### Lounge

13'5 x 12'5

Multi-fuel stove set within a feature brick built fireplace with timber surround. Ceiling cornice. uPVC double glazed leaded style window to the bay. Stripped oak flooring. uPVC double glazed leaded style window to the side elevation. Double panelled radiator.

### Dining Room

14'7 x 13'1

Living flame gas fire set within a feature marble fireplace with timber surround and mantel. uPVC double glazed leaded style window to the bay. uPVC leaded style window to the side elevation. uPVC leaded style glazed door opening onto the rear garden. Double panelled radiator.

### Breakfast Kitchen

18'10 x 11'2 max

One and a half bowl stainless steel inset sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over extending to a breakfast bar. Integrated double oven. Integrated five ring induction hob with extractor hood over. Integrated dishwasher. Space for a free-standing American style fridge/freezer. Understairs pantry style cupboard with courtesy light. Exposed ceiling beams. Tiled flooring. uPVC double glazed leaded style window. uPVC leaded style double doors opening onto the rear garden. Vertical radiator.

### Inner Hall

Tiled flooring. Access to the Garage.

### Wet Room

The suite comprises a thermostatic rainfall shower, a washbasin with mixer tap and a low suite W.C. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Contemporary vertical radiator.

### Utility

11'8 x 5'5

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units. Plumbing for automatic washing machine. Space for a tumble dryer. Recessed spotlighting. Tiled flooring. Double panelled radiator.

### Bedroom Five/Study

16'9 x 9'6

Accessed via a door with leaded lights inset. rear garden. Vertical radiator.

uble doors opening onto the

### Garage

15'7 x 11'8

Electric roller door. Wall-mounted Worcester E property.

d light. Internal door to main

### First Floor

#### Landing

Access to the loft via a pull-down ladder. Do

#### Master Bedroom

20'7 x 11'2

Built-in bespoke book cases. Built-in storage way through to the dressing room.

style column radiator. Open

#### Dressing Room

10'8 x 9'2

Recessed spotlighting. Deep skirting boards.

I style column radiator.

#### En-suite Bathroom

The suite comprises a traditional free-standing bath with claw feet, central mixer tap and hand-held shower attachment, a fully tiled cubicle with thermostatic rainfall shower over, a Pedestal washbasin and a low suite W.C. Electric shaver points. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed leaded style window. Traditional style column radiator with integral towel rail.

**Bedroom Two**

14'5 x 13'2

uPVC double glazed leaded style windows to the bay. Two uPVC double glazed leaded style windows to the side elevations. Two double panelled radiators.

**Bedroom Three**

12'06 x 11'06

uPVC double glazed leaded style window to the bay. uPVC double glazed leaded window to the side elevation. Double panelled radiator.

**Bedroom Four**

15'5 x 8'3 at maximum

uPVC double glazed leaded style window. Additional double glazed window. Double panelled radiator.

**Family Bathroom**

The white suite comprises a panelled bath with mixer tap and hand-held shower attachment, a fully tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Electric shaver point. Recessed spotlighting. Partially tiled walls. Tiled flooring. Two uPVC double glazed leaded style windows. Chrome heated towel rail. Double panelled radiator.

**Outside****Gardens**

The property is approached via a block-paved driveway, providing off-road parking, access to the garage, and the added benefit of an EV charging point. Adjacent lies a low-maintenance gravelled garden, attractively arranged with a variety of mature planting and enclosed by both walled and hedged borders. A side pathway offers convenient access through to the rear garden. The gardens to the rear are fully enclosed and are attractively landscaped to include a well-kept lawn, a spacious stone flagged patio seating area and is enhanced by a variety of mature attractive trees and shrubs.

**Tenure**

Freehold.

**£750,000**



