



Needhams Wharf Close, Macclesfield, SK10 2QE

£320,000

Beautiful end of terrace mews style house set on a canal location on a quiet cul-de-sac.



# 1 Needhams Wharf Close, Macclesfield, SK10 2QE

Set within the heart of Macclesfield, Needhams Wharf Close enjoys a brilliant blend of character, convenience and connectivity. The area is steeped in local history, with the nearby canal and former silk-industry landmarks giving the neighbourhood real identity. Day-to-day life is easy, Macclesfield town centre is a short stroll away, offering a mix of high-street names, independent shops, cafés, bars and restaurants, plus supermarkets for the weekly shop. For commuters, Macclesfield railway station provides direct services to Manchester and London, while road links via the A523 and A536 connect quickly to surrounding towns and the motorway network. When you need fresh air, the edge of the Peak District National Park is just minutes away, offering miles of walking trails, open countryside and weekend escapes on the doorstep.

Tucked away at the head of a lovely, quiet cul-de-sac sits Wharf Cottage; a well presented three-bedroom end-of-terrace mews house.

The ground floor flows beautifully starting with the welcoming hallway of which features a Neville Johnson glass and oak staircase. On to the well appointed kitchen of which features high end NEFF and Smeg appliances. At the end of the ground floor is the comfortable living room before opening into the real showstopper of the home - a stunning orangery that floods the space with natural light and creates the perfect spot for dining, relaxing or entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms alongside a modern family bathroom, providing flexible space whether you're growing a family, working from home or hosting guests.

Outside the rear garden enjoys a lovely outlook over the canal, with direct access. Both the rear and side gardens are generously sized and thoughtfully landscaped with patio and pebbled areas, offering low-maintenance outdoor space that's perfect for summer evenings, morning coffees or simply watching the world drift by on the water. There is also a 14ft x 8ft garden studio which includes power and a radiator for comfort.

To the front a gated driveway with metal railings.

## Front

Gated driveway, metal railings, side gardens.

## GROUND FLOOR

### Entrance Hallway

Woof flooring, Neville Johnson glass and oak staircase, access to kitchen and living room.

### Kitchen 14'1" x 8'10" (4.3m x 2.7m)

Wood laminate flooring, integrated oven and hob. Tiled and painted walls. Window to front and side. NEFF and Smeg appliances. Larder unit painted in French grey.

### Living Room 15'5" x 10'2" (4.7m x 3.1m)

Carpet. Painted walls. Radiator. Window to Orangery. Double doors to orangery.

### Orangery 14'5" x 11'5" (4.4m x 3.5m )

Porcelanosa tiled flooring, Painted walls. Electric radiator.

## FIRST FLOOR

### Bedroom 1 15'5" x 10'2" (4.7m x 3.1m)

Carpet. Window to rear. Radiator. Painted walls.

### Bedroom 2 8'10" x 8'7". (2.7m x 2.64m.)

Carpet. Window to front. Radiator. Painted walls.

### Bedroom 3 8'6" x 6'10" (2.6m x 2.1m)

Carpet. Window to side. Painted and wallpaper.

### Bathroom

Tiled flooring. Window to front. Toilet, sink, large walk in shower. Fitted cabinet. Heated towel rail. Wall mounted shower controls.

## REAR GARDEN

Laid to patio and pebbles with access to canal. Side garden giving access to and from front. 14ft x 8ft studio with power and heating.





