



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

39, Ecton Avenue, Macclesfield, SK10 1RD

A beautifully updated and extended detached family property occupying a fabulous location with far reaching views over Macclesfield and the Cheshire plain towards the Welsh hills.

Offers Over £699,000

Constructed of brick with rendered elevations, this substantial detached property offer the discerning purchaser a wonderful home occupying an elevated location with the most magnificent views and within easy reach of Macclesfield town centre and the train station to both Manchester and London. The accommodation briefly comprises on the ground floor an enclosed porch, entrance hall, WC with cloaks cupboard, 17ft lounge with views, study, a superb 30ft living family kitchen with contemporary units and seating area with bi-folding doors leading to the rear garden, and separate utility. To the first floor the landing allows access to four good sized bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely family home.

The property is approached via a deep driveway allowing ample hardstanding for motor vehicles and easy access to the garage. Adjacent hard landscaped gardens. The rear gardens are of excellent size and have been professionally landscaped providing a split level patio and lawned areas with well stocked borders, shrubs and mature trees. A special mention must be made to the fabulous views over the Cheshire plain and also the farmland to the rear.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From the Silk road adjacent to Arighi Bianchi furniture store turn onto Buxton road and continue for approximately half a mile turning left into Ecton Avenue where the property can be found after short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With tiled floor, radiator.

ENTRANCE HALL

With Oak floor, two radiators, stairs to first floor.

WC

With low level WC, wash hand basin with store cupboard below, radiator, cloaks cupboard, tiled floor, part tiled walls.

LOUNGE 17' x 11'10"

With radiator and wonderful views.

STUDY 7'10" x 7'6"

With radiator.

LIVING FAMILY KITCHEN 21'8" (narrowing to 11") x 30'7"

Enjoying contemporary units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, five ring gas hob with extractor hood, combination microwave oven, double oven/grill, plate warmer, dishwasher, pantry unit, fridge, sink unit, part tiled and part Oak flooring, under floor heating, two bi-folding doors to rear garden, three Velux skylights.

UTILITY

With contemporary units, plumbing for washing machine, stainless steel sink unit, tiled floor, radiator.

FIRST FLOOR

LANDING

With radiator.

BEDROOM 1 12'2" x 11'1" (plus wardrobe recess)

With fitted wardrobes and drawers, fabulous views, radiator.

EN-SUITE

With shower, vanity wash hand basin with store cupboard below, low level WC, radiator/towel rail, part tiled walls, tiled floor with under floor heating.

BEDROOM 2 12'4" x 11'8"

With fabulous views, radiator.

BEDROOM 3 12'9" x 8'3"

With radiator, wonderful views.

BEDROOM 4 8'6" x 8'4"

With radiator.

BATHROOM/WC

With paneled bath, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls, shower, tiled floor with under floor heating.

Magnificent gardens as previously mentioned. External lighting.

GARAGE

Tenure:

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

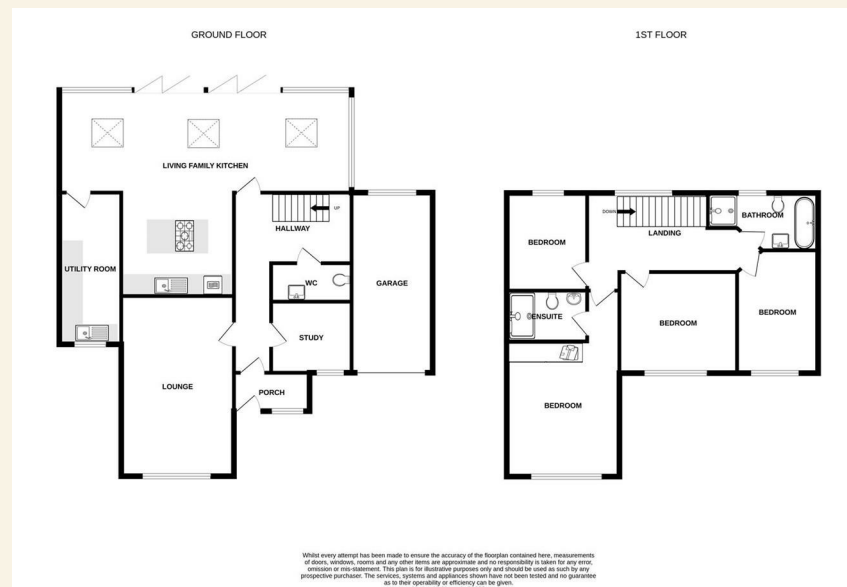
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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