





## 14, Dover Road, Macclesfield, Cheshire SK10 2NR

Dover Road is a well-presented three-bedroom end terrace property, ideally situated close to a local primary school and park, whilst being only a short drive from Macclesfield town centre. Offering an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements, this property is perfect for first-time buyers, families, or investors alike.

The accommodation briefly comprises an entrance hall, a lounge, and a dining kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the front of the property, a block-paved driveway provides ample off-road parking, complemented by raised flower beds and fenced borders. To the rear is a fully enclosed private garden arranged over three levels, featuring stone-flagged patio seating areas, a well-maintained lawn, and a variety of mature shrubs and bushes, creating an attractive outdoor space ideal for relaxing or entertaining.

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.

From Tesco's roundabout proceed up Hurdsfield Road turning left into Hulley Road and third left into Dover Road. The property can be found on the left hand side.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Spindle balustrade to the staircase. uPVC double glazed window. Single panelled radiator.

### Lounge

16'5 x 10'6

Fireplace with timber surround and marble hearth. T.V. aerial point. Laminate flooring. uPVC double glazed windows to the front and rear elevation. Double panelled radiator.

### Dining Kitchen

16'4 x 15'6 reducing to 9'4

Single drainer one and a half bowl sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Electric cooker point with extractor hood over. Plumbing for washing machine. Space for a fridge/freezer. Built-in pantry style cupboard. Meter cupboard. Understairs storage cupboard. tiled flooring. uPVC double glazed windows to the front and rear elevation. uPVC door with glazing inset opening to the rear garden. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Airing cupboard housing the combination condensing boiler. Loft access. uPVC double glazed window. Single panelled radiator.

### Bedroom One

13'8 x 10'6 max

uPVC double glazed window. Double panelled radiator.



### **Bedroom Two**

10'6 x 9'7

Built-in storage cupboard with shelving. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

10'7 x 6'9

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a P-shaped bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashback and a low suite W.C. Fully tiled walls. Two uPVC double glazed windows. Double panelled radiator.

### **Outside**

### **Gardens**

To the front of the property, a block-paved driveway provides ample off-road parking, complemented by raised flower beds and fenced borders. The fully enclosed private rear garden is arranged over three levels, featuring stone-flagged patio seating areas, a well-maintained lawn, and a variety of mature shrubs and bushes creating an attractive outdoor space. A timber garden shed is also included within the sale.

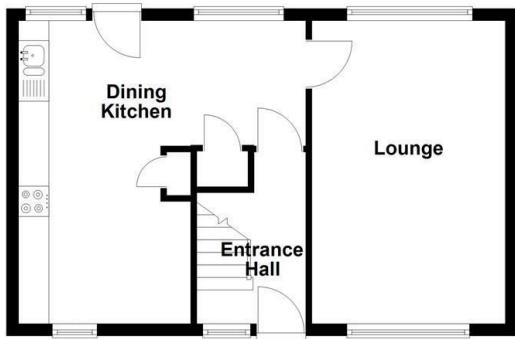
### **Tenure**

Freehold.

**£250,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

