



# 79 Victoria Road, Macclesfield, Cheshire, SK10 3JA

A deceptive four bedroom detached family home set back off Victoria Road opposite Macclesfield Cricket Club. A prime and sought after residential location due to its close proximity to excellent schools including Fallibroome Academy, Macclesfield General Hospital, the town centre and transport links. The property has been well maintained by the current owners over the years and offers versatile family living accommodation throughout and in brief comprises; entrance hallway, downstairs WC, study, spacious living/dining room with bi-folding doors opening to the conservatory and breakfast kitchen. To the first floor there is access to three double bedrooms (en suite to the master bedroom) a further generous sized fourth bedroom and family bathroom. The property is set back behind a block paved driveway providing off road parking for several vehicles and leads to the integral garage. To the rear of the property is a well maintained garden which is mainly laid to lawn and offering paved seating areas perfect for entertaining family and friends. Mature shrubs and hedging to the perimeter.

## £550,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

From our Macclesfield office in Waters Green head along Sunderland Street to Park Green and straight through the lights into Park Street. At the roundabout, bear right onto Churchill Way and follow this all the way to the next roundabout opposite the Kings School. Bear left onto Cumberland Street and continue over the first roundabout. At the second roundabout bear right onto Prestbury Road and then first left onto Victoria Road where the property will be found on the right hand side opposite the cricket club.

#### Hallway

Tiled floor. Stairs to the first floor. Double glazed window to front aspect. Built in storage cupboard. Ceiling coving. Contemporary radiator.

#### Downstairs WC

Push button low level WC and wash hand basin. Chrome ladder style radiator. Double glazed window to the front aspect.

#### Study

8'5 x 8'5

Double glazed window to the front aspect. Built in storage cupboards. Radiator.

#### Living/Dining Room

25'6 x 10'10

Spacious reception room featuring a coal effect living flame gas fire and surround. Tiled floor. Double glazed bi folding doors to the conservatory. Ceiling coving. The dining area has ample space for a dining table and chairs. Double glazed French doors to the garden. Contemporary radiator. Double doors opening to the breakfast kitchen.

#### Conservatory

11'3 x 10'5

Brick built base with double glazed windows and French doors to the rear garden. We have been informed by the vendor that the 'K' glass roof is self cleaning. Radiator.

#### Breakfast Kitchen

15'8 x 14'8 max

Fitted kitchen including a range of base units with granite work surfaces over and matching wall mounted cupboards. Built in pantry. Tiled returns. Inset Belfast style sink unit with mixer tap. Four ring electric hob with extractor hood over and Neff double oven below. Integrated washing machine and dishwasher. Built in microwave. Space for an American style fridge/freezer. Tiled floor. Recessed ceiling spotlights. Two double glazed windows to the front aspect. Radiator. Space for a small table.

#### Stairs To The First Floor

Double glazed window to the front aspect. Built in storage cupboard. Radiator.

#### Bedroom One

11'7 x 11'2

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect over looking the cricket club. Radiator.

#### En-Suite Shower Room

Fitted with a walk shower, push button low level WC with concealed cistern and vanity wash hand basin. Chrome ladder style radiator. Tiled floor and part tiled walls. Recessed ceiling spotlights. Double glazed window to the front aspect.



#### Bedroom Two

11'0 x 9'5

Double bedroom with double glazed window to the rear aspect. Radiator.

#### Bedroom Three

10'5 x 8'8

Double bedroom with double glazed window to the front aspect. Radiator.

#### Bedroom Four

9'7 x 7'4

Good size fourth bedroom with double glazed window to the rear aspect. Radiator.

#### Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

#### Outside

##### Block Paved Driveway

The property is set back behind double gates and a block paved driveway providing ample off road parking.

##### Integral Garage/Workshop

21'0 x 15'8 max

Electric up and over garage door. Power and lighting. Access to the workshop and office space.

#### Workshop

7'0 x 7'0

Double glazed window to the rear aspect.

#### Office

8'0 x 6'0

Double glazed window to the rear aspect. Door to the garden.

#### Private Garden

To the rear of the property is a well maintained garden with two lawn areas and a stone patio perfect for entertaining family and friends. Steps lead down to an additional stone patio and summer house with power and lighting. Mature shrubs and hedging to the perimeter. A courtesy gate allows access to the front.

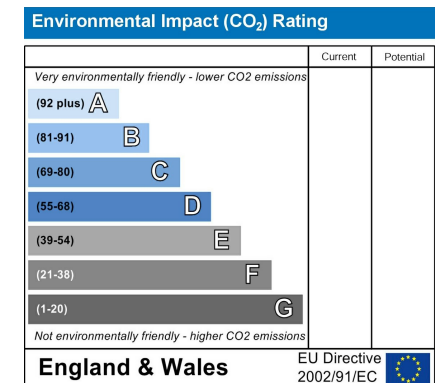
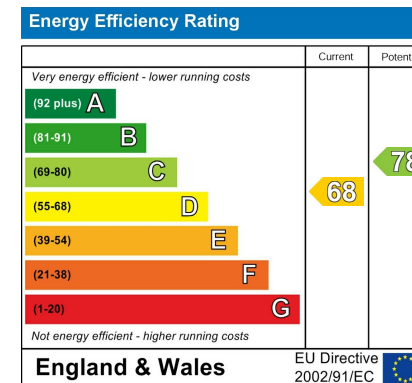
#### Tenure

We are informed by the vendor that the property is Freehold and that the council tax band is F.

We would recommend any prospective buyer to confirm these details with their legal representative.

#### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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