





## 1, Cartmel Close, Macclesfield, Cheshire SK10 3PE

Perched at the top of a quiet cul de sac, this delightful property, built in the 1980's, presents an excellent opportunity for families seeking a spacious and comfortable home. With four well proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of modern family life.

The extended layout is generally in good order, making it ready for you to move in and start creating lasting memories with the potential to alter and adapt as and when required.

One of the standout features of this home is the large garden, which offers a beautiful natural backdrop for outdoor activities and gatherings. The garden is perfect for children to play in or for hosting summer barbecues with friends and family. Additionally, there is convenient parking available for a number of vehicles in the neighbouring residents' car park.

Situated in a popular location, this property is close to the picturesque Bollin Valley, providing a lovely setting for leisurely strolls and outdoor adventures. Families will also appreciate the proximity to good schools, making it an ideal choice for those with children.

In summary, this extended four-bedroom semi-detached house on Cartmel Close is a fantastic family home, offering generous living space, a beautiful garden, and a prime location near local amenities and schools. Do not miss the chance to make this wonderful property your own.

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 Westminster Road. Take the first turning on the right into Abbey Road and follow the road until you see Cartmel Close on the right-hand side.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Handrail to the staircase. Undertairs storage. Tiled flooring.

### Lounge

17'10 x 11'10

Feature polished stone fireplace. Ceiling rose. Wall light points. uPVC double glazed bow window. uPVC double doors opening onto the rear garden. Double panelled radiator.

### Dining Room

13'11 x 8'10

Ceiling cornice. Ceiling rose. Tiled flooring. uPVC double glazed bow window. Double panelled radiator.

### Breakfast Kitchen

14'10 x 10'3

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces, under unit lighting and tiled splashbacks. Space for a range style cooker with extractor hood over. Integrated microwave. Plumbing for dishwasher. Plumbing for automatic washing machine. space for a free-standing fridge/freezer. uPVC double glazed window. uPVC double doors with integral blinds opening onto the rear garden.

## First Floor

### Landing

Handrail to the staircase. Ceiling cornice. Loft access. uPVC double glazed window. Single panelled radiator.

### Bedroom One

12'4 x 11'10

A range of fitted bedroom furniture including wardrobes, cupboards and bedside cabinets. Loft access. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

### Shower Room

The contemporary white suite comprises a fully tiled cubicle with thermostatic shower over and a combined washbasin and W.C. vanity unit with storage. Partially tiled walls. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

### **Bedroom Two**

12'10 x 8'4

A range of fitted bedroom furniture including wardrobes, cupboards and bedside cabinets. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

10'4 x 8'4 max

A range of fitted bedroom furniture including wardrobes, cupboards and dressing table with drawers. Cupboard housing the Worcester Bosch combination condensing boiler. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Bedroom Four**

9'8 x 6'2 max

Storage cupboard. Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Shower Room**

The suite comprises a fully tiled cubicle with thermostatic shower over and a combined washbasin and W.C. vanity unit with storage. Partially tiled walls. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

#### **Gardens**

To the front of the property is a well-maintained lawn with steps leading to the front door. The fully enclosed garden to the rear is a real feature being of an impressive size to include an Indian stone patio and well-kept lawns enhanced by a variety of mature trees, bushes and shrubs. To the side of the property is allocated parking as well as communal parking.

#### **Parking**

At the head of the cul-de-sac immediately upon entering Cartemtn Close, there is a car park for the residents. Our client has informed us that there is a strip adjoining the boundary of number one that provides allocated parking for a number of vehicles.

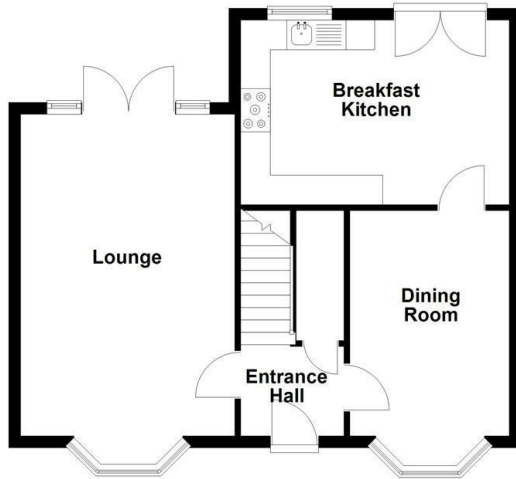
#### **Tenure**

Leasehold - A term of 999 years from 1980. There is an annual ground rent of £30.00.

**£350,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

