





4, Pickenham Close, Macclesfield, Cheshire SK11 8XF

Constructed by the highly regarded Jones Homes, this beautifully presented two-bedroom mews property offers stylish and thoughtfully designed accommodation, finished to a high standard throughout. Perfectly suited to first-time buyers, professionals or those looking to downsize, the home combines modern comfort with practical living.

Ideally positioned within easy reach of a range of local amenities, the property is also well placed for access to highly regarded educational facilities, including All Hallows Catholic College and Macclesfield College. Macclesfield town centre and the railway station are just a short drive away, offering excellent commuter connections.

The well-planned accommodation briefly comprises an entrance vestibule, a lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor are two generous double bedrooms and a contemporary family bathroom.

Externally, the attractive frontage is approached via a driveway providing ample off-road parking. To the rear, the beautifully landscaped garden provides a private and attractive outdoor retreat, thoughtfully designed with areas to relax, entertain and enjoy the sunshine.

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 from our office towards the railway station, turning right onto Sunderland Street. Proceed across the main traffic lights into Park Street and at the roundabout proceed straight over into Park Lane. Follow Park Lane proceeding through two sets of traffic lights into Ivy Lane, passing the Flowerpot pub on the left-hand side, and where the road turns sharply to the right into Ivy Road, turn left into Kendal Road, and

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Courtesy light. Composite front door with glazing inset. Hardwood double glazed window. Single panelled radiator.

Lounge/Dining Room

24'11 reducing to 12'11 x 13'5 max

Lounge Area: Spindle balustrade to the staircase. Living flame electric fire set within a feature marble fireplace. Understairs storage cupboard. Single panelled radiator. Open way through to the Dining Area. Dining Area: uPVC sliding patio doors opening onto the rear garden. Single panelled radiator.

Kitchen

7'11 x 6'8

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 and tiled splashbacks. Integrated single oven. Integrated four ring hob with extractor hood over. Integrated fridge. Plumbing for washing machine. Cupboard housing the Worcester Bosch combination condensing boiler. Hardwood double glazed window. Single panelled radiator.

First Floor

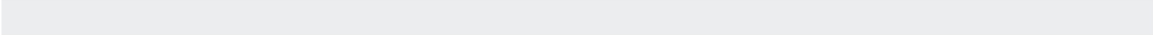
Landing

Spindle balustrade to the staircase.

Bedroom One

11'3 x 10'1

Fitted wardrobe. Hardwood double glazed window. Single panelled radiator.



Bedroom Two

9'9 x 7'8 max

Loft access. Hardwood double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Recessed spotlighting. Fully tiled walls. Tiled flooring. Hardwood double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

To the front of the property a tarmacadam driveway provides off-road parking for two vehicles, complemented by a variety of attractive planting and mature hedging. The fully enclosed rear garden enjoys a good degree of privacy and is bordered by established hedging. Neatly maintained, it features a stone-flagged patio, a well tended lawn and a timber garden shed, which is included within the sale.

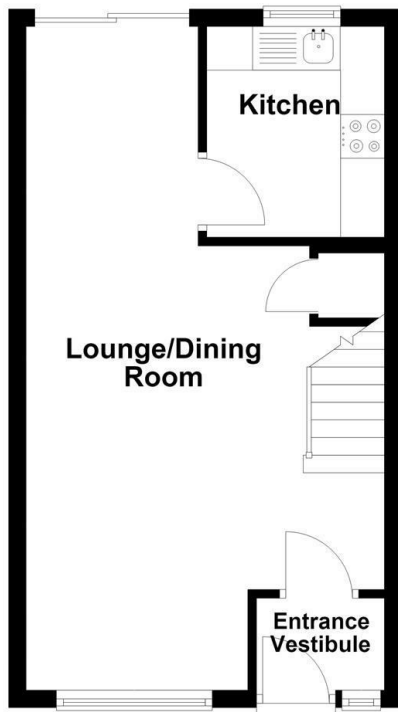
Tenure

Leasehold - A term of 999 years from 1990. There is an annual ground rent of £70.00.

£235,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

