





11, Lowerfield Road, Macclesfield, Cheshire SK10 2BJ

Located within easy reach of a range of local schools and amenities, this beautifully presented three-bedroom mid-terrace property offers a fantastic opportunity for a variety of purchasers. Having been thoughtfully updated in recent years, the home combines modern style with practical living, creating a comfortable and versatile space throughout.

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

Externally, the property is set back from the road with a private driveway providing off-road parking. To the rear, the spacious and well-maintained garden provides an excellent outdoor retreat, featuring a neatly laid lawn and two stone-flagged patio areas, perfect for alfresco dining, entertaining or simply enjoying the warmer months.

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 Hurdsfield Road, turning left into Queens Avenue. Lowerfield Road is the third turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy light.

Entrance Hall

Composite front door with glazing inset. Spindle balustrade to the staircase. Understairs storage cupboard housing the meters with courtesy light and uPVC double glazed window. LVT flooring. Single panelled radiator.

Lounge

11'10 x 11'2

Electric fire set within a feature marble fireplace. T.V. aerial point. Wall light points. LVT flooring. uPVC double glazed windows to the bay. Double panelled radiator. Open way through to the Dining Room.

Dining Room

11'10 x 11'4

Downlighting. LVT flooring. uPVC double glazed patio doors opening onto the garden. Anthracite grey radiator. Open way through to the Kitchen.

Kitchen

8'7 x 6'0

One and a half bowl 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 white tiled splashbacks. Integrated single oven with five ring gas hob and extractor hood over. Plumbing for washing machine. Downlighting. LVT flooring. uPVC double glazed windows.

First Floor**Landing**

Spindle balustrade to the staircase. Access to a largely boarded loft.

Bedroom One

11'11 x 8'8 to wardrobes

Floor to ceiling fitted wardrobes to the chimney recesses with hanging rail and shelving. Display plinth. T.V. aerial point and T.V. mount. Picture rail. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'6 x 11'5

Built-in storage cupboard with shelving housing the combination condensing boiler. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Three

8'2 x 6'11

Picture rail. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. LVT flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens/Parking

The property is set behind a full-width resin driveway providing off-road parking. To the rear there is a fully enclosed landscaped garden which lies within fenced borders and incorporates an Indian stone patio with steps down to a neat lawn with gravelled borders. The garden is further bisected by an established rhododendron which separates the formal gardens from a flagged area where a large corrugated shed is located. The garden benefits from a southerly aspect and so enjoys the best of the afternoon and early evening sun making it a thoroughly wonderful outdoor space to enjoy.

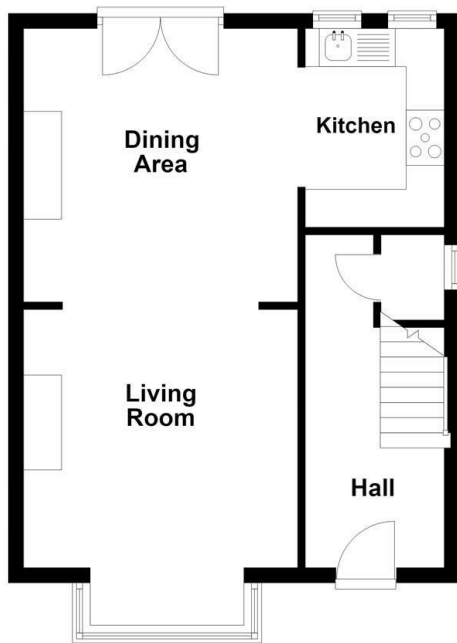
Tenure

The vendor has advised us that the property is Freehold.

£250,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

