





1, Atholl Close, Macclesfield, Cheshire SK10 3QB

A four-bedroom detached family home occupying a prime position within a highly sought-after residential location. Situated on a quiet cul-de-sac just off Edinburgh Drive, the property enjoys convenient access to a wide range of local amenities, Macclesfield town centre, and highly regarded schools, including Fallibroome Academy. Having served as a wonderful family home for many years, the property now offers an excellent opportunity for purchasers to modernise and personalise to their own tastes and requirements.

The well-proportioned accommodation comprises a porch, entrance hall, cloakroom/WC, spacious lounge, separate dining room, kitchen, utility room and garage to the ground floor. To the first floor, there is a generous principal bedroom with en-suite shower room, together with three further double bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a tarmac driveway providing ample off-road parking and access to the garage, complemented by a lawned front garden. To the rear is a particularly generous garden, predominantly laid to lawn and featuring a full-width stone-flagged patio, ideal for outdoor entertaining. The garden further benefits from a desirable south-westerly aspect, enjoying excellent levels of sunshine throughout the day and into the evening.

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 our offices proceed along Chester Road turning right at the second roundabout towards Macclesfield Hospital. Turn left onto Victoria Road and continue along this road and take the fourth right into Edinburgh Drive. Atholl Close can be found 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. uPVC double glazed windows. Double panelled radiator.

Cloakroom/W.C.

Low suite W.C. Pedestal washbasin. Bidet. Partially tiled walls. Tiled flooring.

Lounge

19'9 x 11'9

Feature fireplace. Ceiling cornice. Wall light points. T.V. aerial point. uPVC double glazed windows to the front and rear elevation. Two double panelled radiators.

Dining Room

10'8 x 10'00

uPVC double glazed windows. uPVC double doors to the rear garden. Double panelled radiator.

Kitchen

10'8 x 9'11

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 tiled splashbacks. Integrated double oven. Integrated four ring gas hob. Plumbing for dishwasher. Ceiling cornice. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Utility

10'8 x 5'7

Single drainer stainless steel sink with base unit below. An additional range of base and eye level units with tiled splashbacks. Plumbing for washing machine. Space for a tumble dryer. Space for an American style fridge/freezer. Ceiling cornice. uPVC double glazed window. uPVC door opening at the side elevation. Single panelled radiator.

First Floor

Landing

Ceiling cornice. Loft access. Airing cupboard.

Bedroom One

16'3 max x 13'1 to the wardrobes

Fitted mirror-fronted wardrobes. Built-in storage cupboard. T.V. aerial point. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

En-suite Shower Room

Fully tiled cubicle with thermostatic rainfall shower over. Pedestal washbasin. Low suite W.C. Electric shaver point. Fully tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Two

15'10 x 9'9

Fitted mirror-fronted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Three

14'2 max x 9'11

Fitted mirror-fronted wardrobes. Ceiling cornice. uPVC double panelled radiator. Single panelled radiator.

Bedroom Four

10'1 to the wardrobes x 9'10

Fitted mirror-fronted wardrobes. uPVC double panelled radiator. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap, a pedestal washbasin and a low suite W.C. Electric shaver point. Ceiling cornice. Fully tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Outside**Garage**

16'1 x 14'8

Up and over door. Power and light. Wall-mounted Worcester Bosch combination condensing boiler. Single glazed window. Hardwood door opening at the side.

Gardens

To the front of the property is a tarmacadam driveway providing ample off-road parking and access to the garage and adjoining is a lawned garden. The spacious garden to the rear is fully enclosed and primarily laid to lawn with a full width stone flagged patio.

Tenure

Freehold.

Offers In Excess Of £450,000

HOLDEN & PRESCOTT





