HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Wold House 10 Thetford Close, Macclesfield, SK10 2TP





Wold House 10, Thetford Close, Macclesfield, Cheshire SK10 2TP

A three-bedroom detached home, situated on the highly sought-after Links development in the popular Tytherington area of Macclesfield. Ideally positioned within walking distance of Marlborough Primary School, Tytherington High School and a range of local amenities, the property is also just a short drive from Macclesfield town centre.

Having been thoughtfully extended and improved over the years, this property offers well-proportioned and versatile accommodation, making it an ideal family home. The ground floor briefly comprises a porch, entrance hall, downstairs shower room, lounge, kitchen and a dining room/sun room overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms and a bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.
Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property boasts a driveway providing ample off-road parking, together with a single garage to the front. To the rear, a predominantly lawned garden provides an excellent outdoor space for relaxing, entertaining and family enjoyment

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 Manchester Road and shortly after passing the High School turn left into Dorchester Way. Take the second right turn into Melford Drive and then take the first left into Thetford Close.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor

Porch
Composite front door with leaded style glazing inset. uPVC double glazed leaded style window. Hardwood inner front door opening to the Entrance Hall.

Entrance Hall
Double panelled radiator.

Shower Room
Fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over. Combined W.C. and washbasin vanity unit with storage below. Recessed spotlighting. Wall-mounted mirror fronted cabinet. Electric shaver point. Extractor fan. Partially tiled walls. uPVC double glazed leaded style window. Two chrome heated towel rails

Lounge
13'6 x 13'3
Electric fire set upon a tiled hearth. Exposed timber ceiling beams. T.V. aerial point. Handrail and timber balustrade to the staircase. Laminate flooring. uPVC double glazed leaded style window. uPVC doors opening to the Sun Room. Single panelled radiator.

Kitchen
18'1 x 10'1 l-shaped
Single drainer one and a half bowl ceramic 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. Gas cooker point with extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Space for a free-standing fridge/freezer. Pantry style cupboard. Wall-mounted Vaillant central heating and domestic hot water boiler. Recessed spotlighting. uPVC double glazed leaded style window. Open way to the Dining Room/sun Room.

Dining Room/Sun Room
22'11 x 10'9
uPVC double glazed windows. Velux windows. Recessed spotlghting. uPVC door opening at the side. uPVC double doors opening onto the rear garden.

First Floor

Landing
Handrail and spindle balustrade to the staircase. Loft access

Bedroom One
13'7 x 9'10 max
Floor to ceiling fitted wardrobes. Wall light points. uPVC double glazed leaded style window to the front elevation. uPVC double glazed window to the rear elevation. Two single panelled radiators.

Bedroom Two
10'5 x 9'1
Built-in cupboard housing the hot water cylinder. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Three
8'9 x 7'2
uPVC double glazed leaded style window. Single panelled radiator.

Bathroom
The white suite comprises a P-shaped panelled bath with mixer tap and electric Mira shower over and a combined W.C. and washbasin vanity unit with storage. Recessed spotlighting. Electric shaver point. Partially tiled walls. uPVC double glazed leaded style window. Chrome heated towel rail. Double panelled radiator.

Outside

Garage
16'8 x 8'3
Up and over door. Power and light.

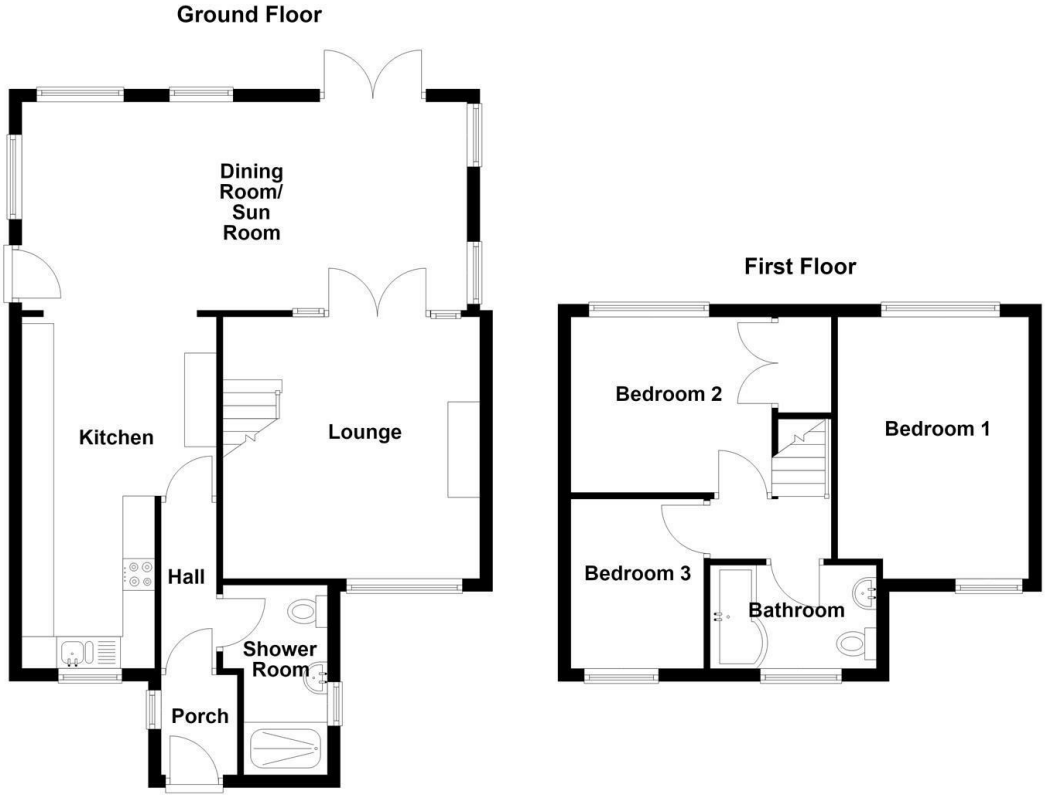
Gardens
To the front of the property is a lawned garden with a block paved driveway providing off-road parking. The fully enclosed garden to the rear includes a well-kept lawn and a stone-flagged patio as well as raised stocked flower beds and a timber built pergola. Included within the sale are two timber built garden sheds.

Tenure
Freehold.

£400,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT











HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk

