



# 4 Vine Close, Macclesfield, SK11 8PA

A deceptively spacious four bedroom detached family home within a quiet cul-de-sac and located in a highly regarded residential area of Macclesfield within walking distance of Ivy Bank school, local shops and excellent public transport. The present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. Enjoying excellent family accommodation throughout and in brief comprises; reception entrance hallway, downstairs WC, living room featuring a vaulted ceiling, spacious dining/sitting room and comprehensively fitted breakfast kitchen. The galleried landing offers ample space for a study area and allows access to four well proportioned bedrooms (en-suite facilities to the master bedroom) and a family bathroom. To the front of the property is a lawned garden and driveway providing off road parking leading to the attached garage, whilst a courtesy gate to the side provides access to the fabulous Southerly facing garden, laid mainly to lawn with stone patio areas to sit and entertain both friends and family. An array of attractive plants, flowers and shrubs to the borders with fencing and hedging to the boundaries providing a high degree of privacy.

## £475,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield along Park Lane and continue over the traffic lights at Congleton Road (by the Flower Pot public house) onto Ivy Lane. Take the second left onto Valley Road and Third left onto Vine Close where the property can be found on the right hand side.

#### Covered Porch

#### Entrance Hallway

Accessed via a composite front door. Inset mat. Large useful understairs storage cupboard. Radiator.

#### Downstairs WC

Push button low level WC and wash hand basin. Tiled floor. Recessed ceiling spotlights. Double glazed window to side aspect. Radiator.

#### Living Room

18'0 x 14'8

Featuring a vaulted ceiling and coal effect living flame gas fire with a stone surround. Double glazed bow window to the front aspect. Additional double glazed window to the side aspect and two Velux windows. Recessed ceiling spotlights. Stairs to the galleried landing. Radiator.

#### Dining/Sitting Room

18'4 x 9'5

With ample space for a dining table and chairs. Double glazed windows and French doors opening to the rear garden. Radiator.

#### Breakfast Kitchen

19'4 x 11'2

Fitted with a range of base and wall mounted units with quartz work surfaces over and tiled returns. Inset sink unit with mixer tap. Bosch four ring gas hob with extractor hood over and double oven below. Integrated dishwasher and washing machine with matching cupboard fronts. Space for an American fridge/freezer. Tiled floor. Space for a table and chairs. Recessed ceiling spotlights. Radiator. Double glazed windows and door to rear aspect.

#### Stairs To The First Floor Landing

#### Galleried Landing With Study Area

study area 7'0 x 5'5

Featuring a mezzanine style balcony overlooking the living area. Space for a study area. Access to the loft space.

### Master Bedroom

13'7 x 10'6

Double bedroom with double glazed window to the front aspect with views over rooftops. Radiator.

### En-Suite Shower Room

Fitted with a walk in shower, push button low level WC and wash hand basin. Part tiled walls and tiled floor.

Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

### Bedroom Two

11'4 x 9'7

Double bedroom. Double glazed window to the rear aspect. Radiator.

### Bedroom Three

12'3 x 8'2

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Four

9'6 x 6'0

Good size fourth bedroom with double glazed window to the side aspect. Radiator.

### Family Bathroom

Fitted with a stylish white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect.

### Outside

#### Driveway

To the front of the property is a lawned garden and driveway providing off road parking leading to the attached garage. Courtesy gate to the side aspect allows access to the garden.

#### Attached garage

Up and over door. Power and lighting. Wall mounted Vaillant boiler.

#### Private Garden

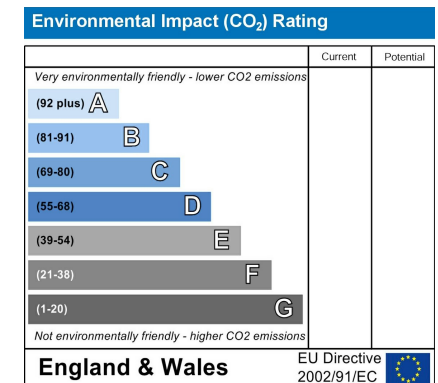
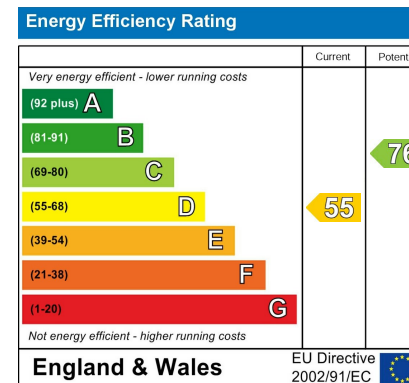
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#### Tenure

The vendor has advised that the property is Freehold.

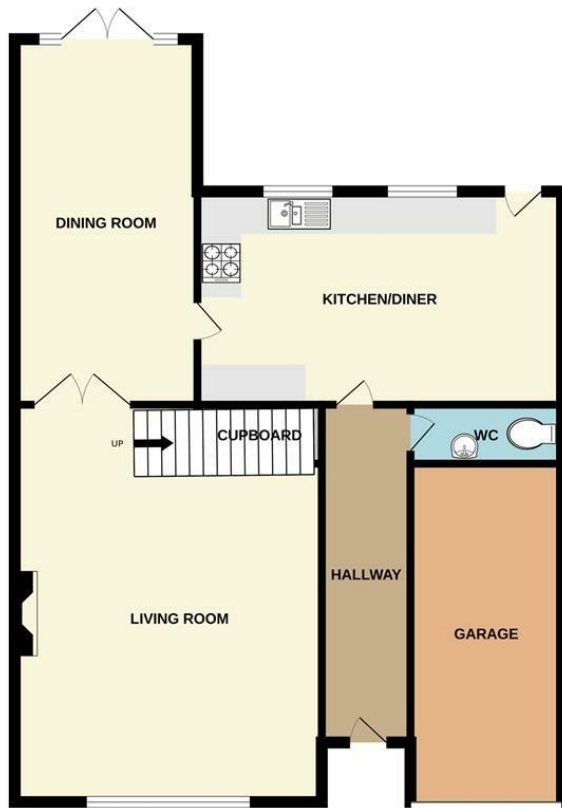
We also believe the property to be council tax band E.

We would advise any prospective buyer to confirm these details with their legal representative.

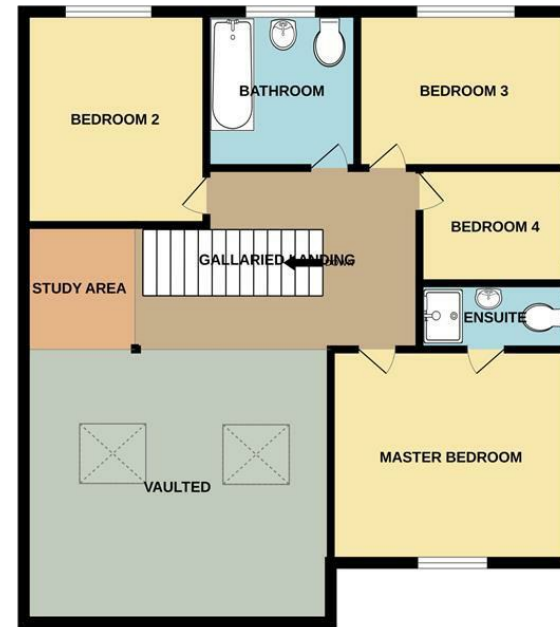




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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