



14A Pinfold Street, Macclesfield, Cheshire, SK11 6HA

**** ELEGANT, INNOVATIVE & STYLISH ** NO ONWARD CHAIN **** A rare opportunity to acquire a bespoke and individual property. There are very few houses that can match this unique property in terms of space, style and quality. Located within a short walk of the Chestergate shops, the Picturedrome as well as many other vibrant and cosmopolitan bars and restaurants and Town Centre. The present owners have given careful consideration to its detail as to provide a perfect balance for the new owners. The interior design is stunning and for those looking for something special then direct your attention to this property. Enjoying many characteristics such as a Zinc curved roof, solid oak doors, stone flooring and a beautiful cast iron log burner, alongside more contemporary features such as underfloor heating to the ground floor, gas central heating and double glazed windows. In brief the property comprises; reception hallway featuring full height windows allowing natural light to flood in, spacious living room, study, large open plan kitchen diner with hand-made, solid walnut kitchen and Bi folding doors opening to the impressive garden. To the first floor are three double bedrooms. The master suite is quite superior, fitted with oak wardrobes and space for a king size bed, dressing table and additional wardrobes coupled with a en-suite bathroom. The stylish bathroom is fitted with a freestanding bath and separate walk in shower unit. Set back behind double gates is a driveway that provides off road parking. The Southerly facing, quiet and secluded walled garden, has been skilfully landscaped. Generous York stone patio and hardwood deck is ideal for "Al Fresco" dining and entertaining both family and friends. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs. Includes an attractive stone-built outhouse with potential to convert to a garden room.

£470,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

A prime residential area given its abundance of established properties. A befitting location therefore for this outstanding dwelling. Apart from the obvious attributes of the property given its spacious accommodation and landscaped Southerly facing walled garden is the close proximity of local shops, The Picturedrome and many other vibrant and cosmopolitan bars and restaurants as well as excellent schools, West Park and within a short stroll of the centre of town. Macclesfield town centre itself 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 Waters Green, travel along Sunderland Street and under the railway bridge, turning left onto the Silk Road. At the roundabout near Tesco, bear left up Hibel Road and continue through the traffic lights. At the roundabout turn left into Churchill Way. At the first set of traffic lights turn right into King Edward Street and continue through the next set of lights into Chester Road. Pinfold Street can be found on the left hand side immediately after the lights. The property will be found on the left hand side.

Entrance Hallway

The front door opens to the stunning reception hallway which features a beautiful solid oak and glass balustrade. Large full height windows allowing natural light to flood in and attractive stone floor with underfloor heating.

Living Room

17'8 x 15'8

Double doors open to the living room and features a log burning stove, Bi-folding doors opening to the garden and oak floor with underfloor heating.

Study

8'5 x 7'0

Oak floor. Underfloor heating.

Dining Kitchen

18'4 x 17'6

Beautifully appointed large open plan kitchen diner with hand-made, solid walnut base units with granite work surfaces over and matching wall mounted cupboards. Underhung twin Belfast style sink units with mixer tap. Range cooker with extractor hood over. Integrated microwave. Space for a fridge/freezer. Stone floor with underfloor heating. Breakfast bar with stool recess. Ample space for a table and chairs. Bi-folding doors opening to the garden.

Utility Room

Fitted with wooden work surfaces. Underhung Belfast style sink with mixer tap. Space for a dishwasher, washing machine and tumble dryer. Cloaks hanging space. Stone floor with underfloor heating.

Downstairs WC

Fitted with a low level push button W.C with wash basin. Stone floor with underfloor heating. Recessed ceiling spotlights.

Stairs To First Floor Landing

A beautiful oak and glass balustrade. Large windows to the front aspect. Walk in storage cupboard housing a Vaillant boiler. Recessed ceiling spotlights.

Master Bedroom

17'10 x 15'8

The Master bedroom is elegantly presented, fitted with a range of oak wardrobes and offers space for a king size bed, additional wardrobes and dressing table. Featuring a curved ceiling and a double glazed window to the front aspect. Radiator. Door to the en-suite.

En-Suite Shower Room

Fitted with a 'P' shaped tiled panelled bath with shower fittings over and curved screen to the side, low level push button W.C and pedestal wash hand basin. Part tiled walls. Oak floor. Chrome radiator.

Bedroom Two

18'3 x 9'8 max (see floorplan)

Double bedroom with double glazed windows to the front and side aspects. Oak floor. Contemporary radiator.

Bedroom Three

12'4 x 7'5

Double bedroom with double glazed window to the side aspect. Oak floor. Contemporary radiator.

Stylish Family Bathroom

Complete with a modern white suite comprising; a freestanding bath, separate walk in shower unit, push button low level WC and pedestal wash hand basin. Feature exposed brick wall. Oak floor. Chrome radiator.

Outside

Driveway

Set back behind double gates is a driveway that provides off road parking.

Gardens

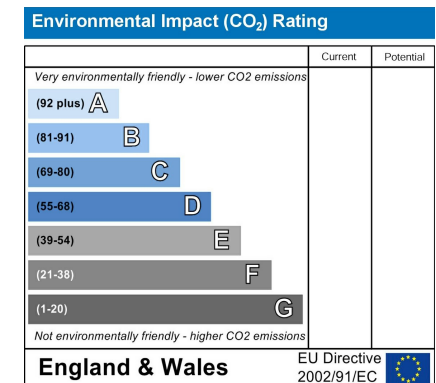
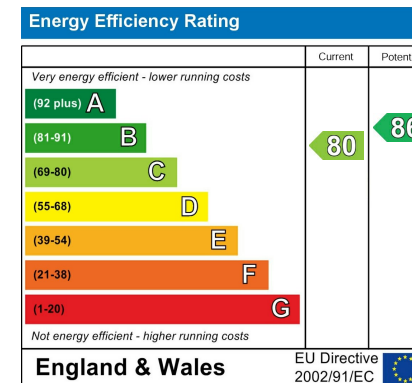
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Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band E.

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

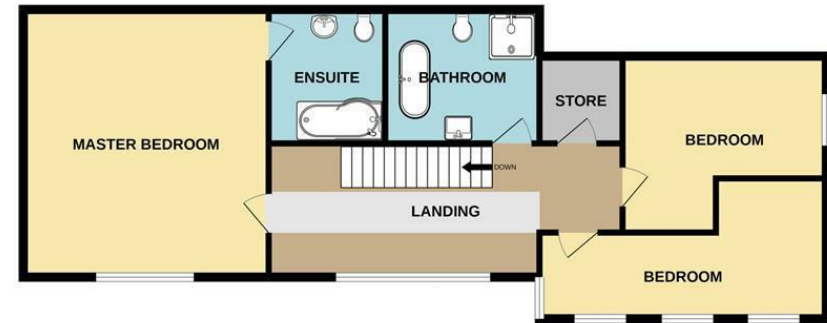




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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