





31, Barnside Way, Macclesfield, Cheshire SK10 2TZ

A well-presented four-bedroom detached family home, ideally situated in a highly sought-after residential area. The property enjoys a prime location within close proximity to Marlborough Primary School and Tytherington High School & Sixth Form, as well as a range of local amenities including The Tytherington Club and Riverside Park, offering scenic walks along the River Bollin. Additionally, with the entrance to Tytherington Park located just at the end of the road, this home is perfectly suited to growing families.

The accommodation is generous and thoughtfully arranged. The ground floor comprises; an entrance hall leading to a convenient cloakroom/W.C, a spacious lounge, and a versatile dining room or playroom. The heart of the home is the well-appointed dining kitchen, complemented by an adjoining utility room and a bright conservatory overlooking the garden. To the first floor, there is a principal bedroom with en-suite shower room, alongside three further well-proportioned bedrooms and a family bathroom.

Externally, the property is set back behind a neatly maintained front garden, with a tarmac driveway providing off-road parking and access to an integral garage, offering additional parking or storage space. To the rear, the enclosed garden benefits from a westerly aspect, and is mainly laid to lawn with a stone-flagged patio area, ideal for outdoor 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 (A538), turning left shortly after passing Tytherington High School into Dorchester Way. Barnside Way is the fourth turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hallway

Composite front door with glazing inset. Fitted cloaks cupboard. Spindle ballustrade to the staircase. Understairs storage cupboard. Ceiling cornice. Single-panelled radiator.

Cloakroom/W.C

Low-suite W.C. Hand wash basin with mixer tap and tiled splashback. Mirror-fronted medicine cabinet. Extractor fan.

Lounge

17'00 x 11'8

Fireplace with marble surround. Wall light point. Ceiling cornice. uPVC double-glazed leaded window. Double-panelled radiators. Double door leading to the Dining room/Playroom.

Dining room/Playroom

13'00 x 9'00

Celining cornice. uPVC double-glazed sliding door leading to the rear garden. Single-panelled radiator.

Dining Kitchen & Utility

17'2 x 13'1 I-shaped

Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of base and eye-level units with contrasting work surfaces. Integrated electric oven. Fitted four-ring gas hob with an extractor hood over. Integrated dishwasher. Space for an American-style fridge freezer. Partially tiled walls. Plumbing for a washing machine. Space for tumble dryer. uPVC double-glazed window. Double-panelled radiator. Double doors leading to the conservatory.

Conservatory

12'3 x 10'1 max

Tiled flooring. uPVC double-glazed windows. Upvc double doors leading to the rear garden.

First Floor

Landing

Handrail and spindle ballustrade to the staircase. Loft access. Airing cupboard. uPVC double-glazed window. Single-panelled radiator.

Bedroom One

13'9 x 10'1

uPVC double-glazed leaded window. Single-panelled radiator. Access to the En-suite.

En-suite Shower Room

The white suite comprises: a fully tiled cubicle with a thermostatic shower over. Low suite W.C, Pedestal hand wash basin with mixer tap. Electric shaver point. Recess spotlighting. uPVC double-glazed window. Chrome heated towel rail.

Bedroom Two

11'7 x 9'2

uPVC double-glazed window. Single-panelled radiator.

Bedroom Three

8'9 x 8'6 max

Celing cornice. uPVC double-glazed window. Single-panelled radiator.

Bedroom Four

8'7 x 7'10 max

Celing cornice. Fitted storage cupboard. uPVC double-glazed leaded window. Single-panelled radiator.

Bathroom

The white suite comprises; a P-shaped panelled bath with a mixer tap and a thermostatic shower over. Hand wash basin with mixer tap and base cupboard below. Low-suite W.C. Electric shaver point. Recess spotlighting. Fully tiled walls. Tiled flooring. uPVC double-glazed window. Chrome heated towel rail.

Outside

Garage

17'2 x 8'2

Up and over door. Combination boiler. Power and light.

Gardens

The property is set back behind a tarmacadam drive that allows off-road parking for two vehicles and leads to the garage. Additionally, there is a well-maintained front lawn. To the rear, the garden is fully enclosed within fence panelled borders and set over two tiers, incorporating a full-width, stone-flagged patio and a primarily laid lawned area.

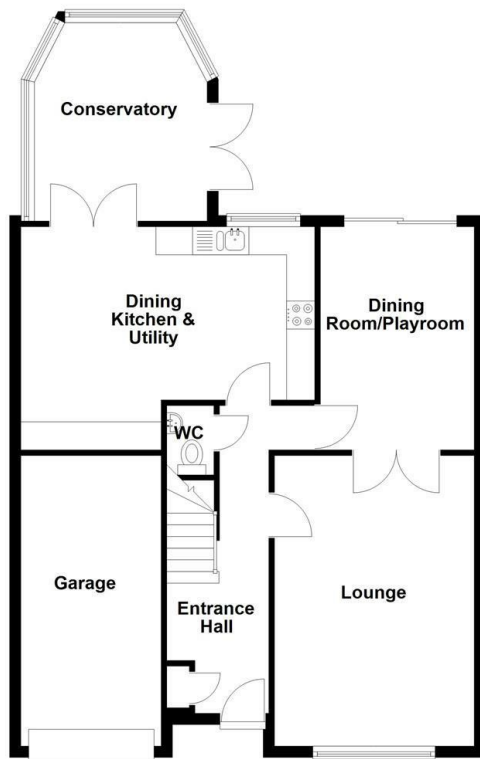
Tenure

Freehold

£450,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





