



HOLDEN & PRESCOTT

10 College Court,  
Macclesfield SK11 8HN



This five bedroom, four bathroom detached house is the largest and most impressive of the McAlpine designs on this exclusive development.

This is a lovely home for, not only does it offer all the space the modern family craves but, with a large corner plot it provides beautiful gardens to both the side and rear.

The hub of the house is now a high quality dining kitchen with bi-folding doors onto the garden. In addition there is an 18' living room, study, utility, cloakroom and a generously proportioned hall, which is only matched in size by the landing. There are five double bedrooms, two of which have fitted wardrobes and en-suites and a family bathroom. Both gas fitted central heating and uPVC double glazing are installed.

To the front of the property there is a neat lawn and a double width drive which provides off road parking for upto three cars as well as access to a double garage with electronically operated doors. The gardens to the side and rear back onto the playing fields but are screened by a beech hedge and fenced borders. Within these boundaries there is a good expanse of lawn, two patios, raised vegetable beds, soft fruit bushes and a number of fruit bearing trees which provide Apples, pears, cherries and plums.

College Court is approached from Ryles Park Road and is very well placed for the college, South Park and town itself.

The property is a short distance from Macclesfield's town centre. Macclesfield is a thriving business centre with excellent local amenities and a choice of modern leisure and sports facilities nearby. The town is situated on the picturesque Cheshire Plain yet close to the natural beauty of the Peak District National Park.

Residents of Macclesfield have access to good transport links including national motorways, major road networks and intercity trains. Manchester International Airport is only thirteen miles away by road. Both Stockport and Manchester are within comfortable daily travelling distances and there is a regular bus service to neighbouring towns.

**Directions**

From the town centre proceed along Park Lane turning left at the traffic lights into Ryles Park Road. At the end of the road bear right and then into College Court. The property can be found on the right hand side.

**Viewing**

By appointment with Holden and Prescott

## Ground Floor

### Covered Porch

Quarry tiled floor. Courtesy light.

### Entrance Hall

Composite front door. Oak floor. Spindle balustrade to staircase. Understairs storage cupboard. Ceiling cornice. Access to the garage. Double panelled radiator.

### Living Room 18'6 x 13'0 (5.64m x 3.96m)

Living flame gas fire in a brick surround with quarry tiled hearth and a wooden mantel . Oak floor. Two wall light points. T.V. Aerial point. uPVC double glazed windows and uPVC double glazed double doors to the garden. Double and single panelled radiators.

### Dining Kitchen 21'10 x 15'4 reducing to 11'9 in kitchen area (6.65m x 4.67m reducing to 3.58m in

Belfast sink unit with mixer tap and base cupboard below. Range of good quality matching base and eye-level cupboards in a 'Shaker' style with brushed steel fittings and quartz worktops with matching splash backs and a large central island. Larder unit with oak shelving and drawer. Rangemaster Professional deluxe range with double oven and a five ring induction hob with extractor over. Integrated Neff microwave, dishwasher, fridge and freezer. Oak floor. LED downlighting. uPVC double glazed windows. Bi-folding doors to the garden. Three vertical radiators.

### Utility Room 5'9 x 5'9 (1.75m x 1.75m)

Single drainer sink unit with mixer tap and base cupboard below. A range of matching wall mounted units. Contrasting worktop with tiled splashback. Tiled floor. Plumbing for washing machine. Space for tumble dryer. Gas fired condensing central heating and domestic hot water boiler. Composite back door with double glazed panel. Single panelled radiator.

### Study 11'4 x 10'4 (3.45m x 3.15m)

Oak floor. uPVC double glazed bay window. Double panelled radiator.

### Cloakroom/W.C.

Low suite W.C. Pedestal wash basin. Tiled floor. Coat hanging. uPVC double glazed window.

## First Floor

### Landing

Oak floor. Spindle balustrade to staircase. Loft access. Airing cupboard with shelving. Single panelled radiator.

### Bedroom One 16'2 x 12'9 (4.93m x 3.89m)

A range of full width floor to ceiling built-in wardrobes. Oak floor. uPVC double glazed windows. Two single panelled radiators.

### En-Suite

Shower cubicle with thermostatic shower. Tiled floor. Pedestal wash basin. Low suite W.C. Extractor fan. uPVC double glazed window. Single panelled radiator.

### Bedroom Two 14'6 x 12'8 (4.42m x 3.86m)

A range of floor to ceiling built-in wardrobes. Oak floor. uPVC double glazed window. Two single panelled radiators.

### En-suite

Tiled shower cubicle with thermostatic shower. Tiled floor. Low suite W.C. Pedestal wash basin. Extractor fan. Shaver point. uPVC double glazed window. Single panelled radiator.

### Bedroom Three 15'7 x 10'10 (4.75m x 3.30m)

Oak floor. uPVC double glazed window. Single panelled radiator.

### Bedroom Four 13'10 x 8'6 (4.22m x 2.59m)

Oak floor. uPVC double glazed window. Double panelled radiator.

### Bedroom Five 11'3 x 9'9 (3.43m x 2.97m)

Oak floor. uPVC double glazed window. Single panelled radiator.

### Family Bathroom

White suite comprising a panelled bath with mixer taps and shower, vanity hand basin and low suite W.C. Separate shower cubicle with thermostatic shower. Shaver point. uPVC double glazed window. Double panelled radiator.

### Outside

### Double Garage 17'10 x 17'8 (5.44m x 5.38m)

With two electronically operated roller doors. Power and light.

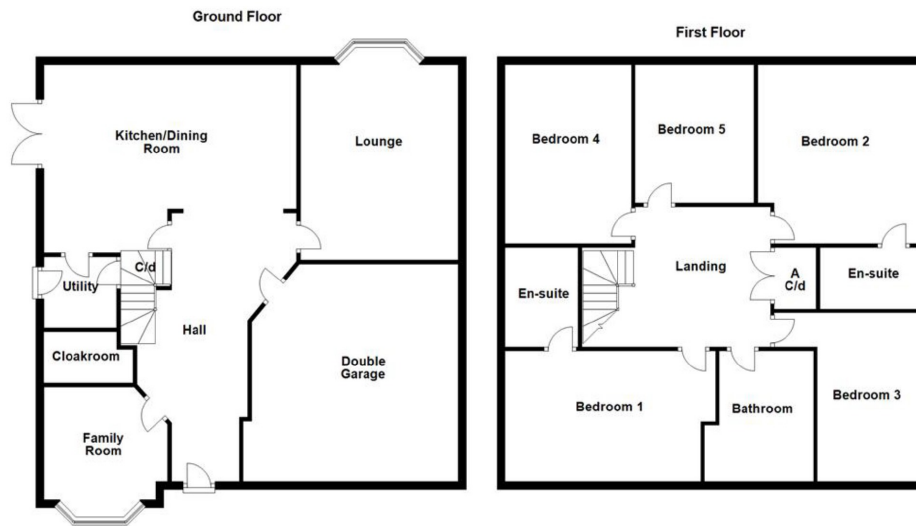
### Gardens

To the front of the property a double width drive provides off road parking for two cars as well as access to the double garage. The larger gardens can be accessed from both the living room and the dining kitchen and create a delightful setting. Predominantly laid to lawn they have beech hedge borders, two patios, raised beds, soft fruit bushes and very productive apple, pear and plum trees.

### Tax Band: G

**£479,950**

## Floor Plan



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