



21 Kenilworth Road, Macclesfield
Macclesfield

£300,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



21 Kenilworth Road

Macclesfield

An extended three bedroom link detached family home enjoying great size open plan living accommodation being beautifully presented and boasting a good size private rear garden. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- A Thoughtfully Extended Three Bedroom Link Detached Family Home
- Beautifully Presented Throughout
- Great Sized Open Plan Extended Living Accommodation
- Loads Of Family Space Downstairs And A Good Sized Private Garden
- Off Road Parking And A Converted Garage Making A Useful Study Or Playroom
- Good Convenient Location In Macclesfield







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A beautifully presented and extended three bedroom link detached family home enjoying great sized open plan living accommodation, good sized private garden with a large timber storage shed, this house really does offer great sized family accommodation which is ready to move into and enjoy, with a room layout comprising of an enlarged entrance hall with the stairs to the first floor, cloaks cupboard with the stairs to the first floor, cloaks cupboard and tiled floor. There is an excellent sized lounge with an inset wood burning stove, bay window to the front and opening through into the family room/dining room. The kitchen has been extended and is attractively fitted in a matching range of cream units with integrated appliances under stairs storage cupboard, window and door giving access to the rear and this room opens straight through into the family room/dining room which in turn has two sets of French doors onto the garden, two windows to the side and Velux windows making this room extremely light. Off the kitchen is a useful study room/playroom with doors to the front.

On the first floor there is the landing with loft access, three bedrooms in total, the master having built in wardrobes, the second bedroom with a fitted corner wardrobe and bedroom three with a built in bed with storage and further wardrobes. The bathroom is attractively fitted in a white suite good amounts of storage, part tiled walls and a tiled floor.

Outside to the rear the property enjoys a great sized garden laid to artificial grass for ease of maintenance, lovely raised patio and a large timber storage shed.

To the front there is parking and further lawned gardens.





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Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

