



1 Box Tree Mews, Macclesfield

Macclesfield

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1 Box Tree Mews

Macclesfield

An immaculate, very well maintained four bedroom, two bathroom detached family home, built in stunning Cheshire brick. Lovely corner plot, this is a stunning house.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- An Immaculate Four Bedroom Two Bathroom Detached Family Home
- Built To A Most Appealing Design In Cheshire Brick
- Enjoying A Corner Plot With Good Sized Gardens
- Extremely Well Presented Throughout
- Sought After Location In Macclesfield



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Constructed in attractive Cheshire brick, this exceptionally well-presented four-bedroom, two-bathroom, detached family home occupies a generous corner plot within a highly sought-after residential area of Macclesfield.

The property has been meticulously maintained and benefits from a number of upgrades, including recently replaced uPVC windows. It offers well-balanced accommodation ideally situated to modern family living.

An inviting entrance hall features oak internal doors and stairs to the first floor, while the cloakroom/WC is fitted with a contemporary white two-piece suite.

The spacious lounge enjoys a bay window overlooking the front aspect and flows seamlessly into the dining room, creating an excellent entertaining space. Patio doors open directly onto the landscaped garden, allowing plenty of natural light and easy access to outdoor living. The kitchen is fitted with a quality range of units complemented by Quartz work surfaces, Neff integrated appliances, two windows overlooking the garden and a side door for convenient external access.





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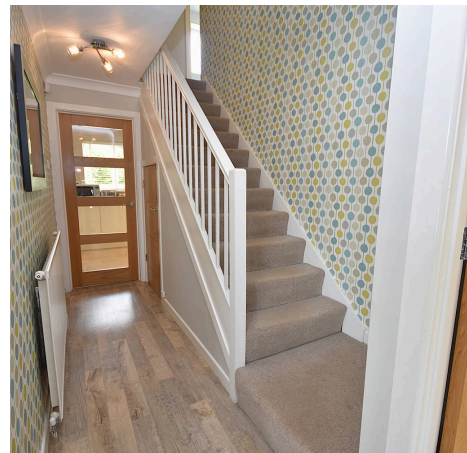
Macclesfield

To the first floor, the landing provides loft access and leads to all rooms via oak internal doors. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are three further bedrooms, comprising of two doubles and a single, together with a well-appointed family bathroom with fitted shower over the bath.

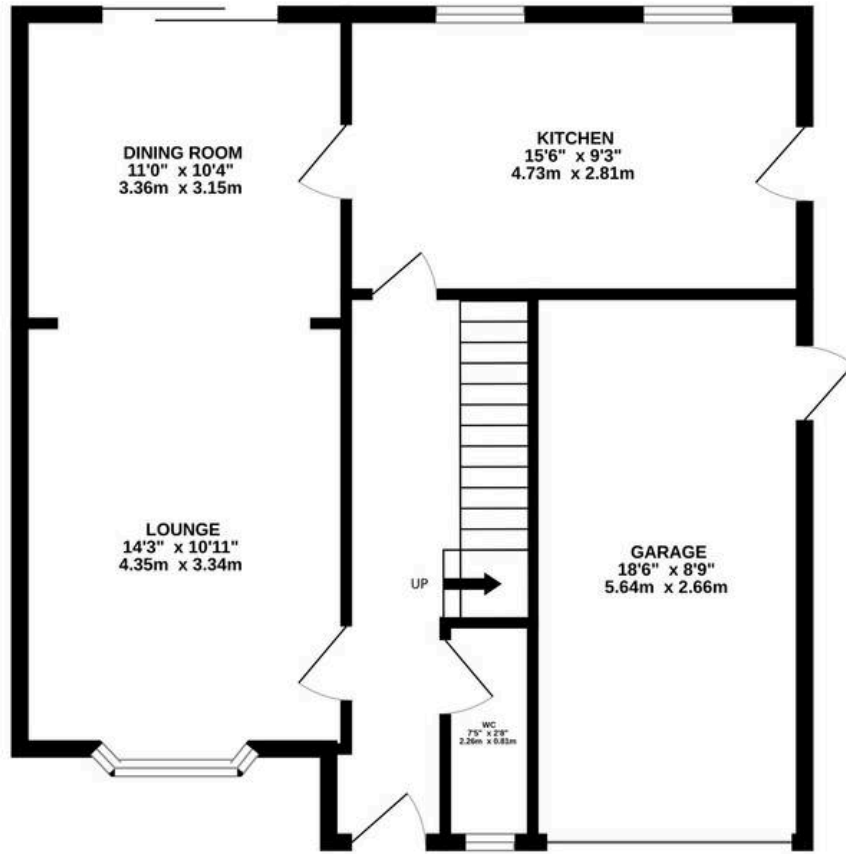
The integral garage features electric roller door, a recently serviced Worcester Bosch gas-fired boiler and side access door.

Externally, one of the property's standout features is its generous corner plot position, with gardens extending to three sides. The rear garden enjoys a good degree of privacy and is mainly laid to lawn, complemented by an Indian stone patio ideal for outdoor dining and entertaining. A useful side garden contains a shed, and could be used for children's play equipment or potential variety of uses. To the front are further lawned gardens, while a block paved driveway provides ample off-road parking.

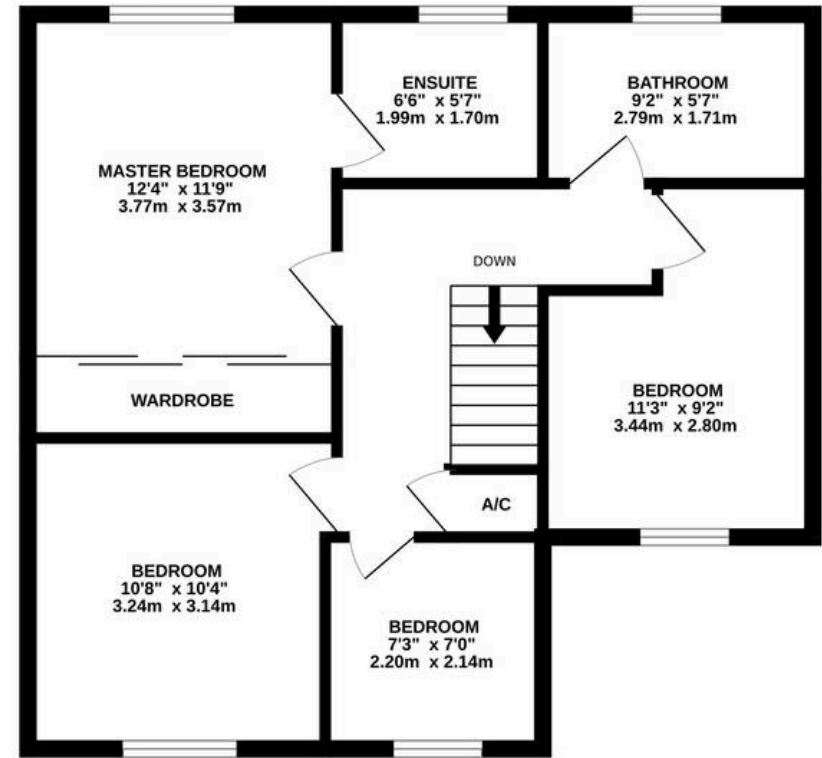
The property is ideally situated within walking distance of highly regarded local schools, easy reach of Macclesfield town centre, excellent transport links and a wide range of amenities



GROUND FLOOR



1ST FLOOR



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