

Beech House, Downes Close, Prestbury Road, Macclesfield, SK10 3DW

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A beautifully situated refurbished detached family home enjoying large mature gardens and heated swimming pool. Set in a quiet location behind electric gates.

Beech house has been remodeled and refurbished by the current vendors and is set back from the road down a private close. The property is approached through electric double gates with a Cheshire brick wall that leads to the sweeping driveway providing parking for several vehicles that opens to the detached double garage and car port and storage for a boat or caravan. The property has been re wired, plumbed, plastered and benefits from a pressurized hot water system. The accommodation to the ground floor of the house comprises of: entrance porch, entrance hall, lounge, family room, study, kitchen breakfast room, utility and a cloakroom/wet room. To the first floor there is remodeled family bathroom, four bedrooms all with built in wardrobes and a master bedroom with an en-suite shower room.

Externally the property benefits from an external lighting system and to the rear the house is south westerly facing and the lounge, study and the kitchen/breakfast room all open up onto a raised deck area with a large pergola intertwined with a mature grape vine. Beech House is set in just over 0.3 of an acre and the rear garden is in two parts. The main area is laid to lawn with mature flowers and shrub borders enclosed by hedging. There are steps from the garden that lead to the swimming pool area that is enclosed by cream rendered walls. There is an inset pool measuring 30' x 15' with stone flagged terraces and a raised deck with covered seating area with power and light that is idea for alfresco entertaining. There is a further graveled area with access to the pool house, housing the heating and filtration system. (Renewed by our clients in the last two years)

To the front of the property as previously mentioned the property is approached through electric gates behind a Cheshire brick wall that leads onto the pressed concrete driveway that provides parking for several vehicles.

An internal inspection of this property is highly recommended to fully appreciate the plot size, the space and versality of this family home.

Ground Floor

Porch: Upvc front door with double glazed leaded light and upvc double glazed window to side, built in cupboards with hanging rail and shelving, tiled floor, power points, glazed oak panelled door to entrance hall.

Entrance Hall: Tiled floor, radiator, power points, ceiling cornice, stairs to first floor with understairs storage cupboard, oak panelled doors off to.

Lounge: 22' 10" x 11' 11" (6.97m x 3.62m) Upvc double glazed windows to front and side, upvc double glazed bi folding doors to rear, ceiling coving, up lights, radiators, Victorian polished cast iron gas fire place with marble hearth and wooden surround, power points, television aerial point.

Study: 9' 11" x 9' 10" (3.01m x 3.00m)Upvc double glazed bi folding doors to rear, ceiling coving,

wood flooring, radiator, power points, television aerial point.

Family Room: 18' x 14' 2" (5.48m x 4.32m) into bay. Two upvc double glazed window to front, ceiling coving wood effect flooring, radiator, power points, and television aerial points.

Kitchen/Breakfast Room: 19' 9" x 18' 6" (6.02m x 5.65m) Upvc double glazed windows to rear, upvc double glazed bi folding French doors to side, fitted with a modern range of wall and base units with rolled edged work surfaces to tiled splash backs, inset stainless steel 1.5 bowl single drainer sink unit with waste disposal, Miele five ring gas hob with extractor hood over, separate Miele oven and microwave hot point dish washer, built in fridge, large walk in storage cupboard, space and plumber for American fridge freezer, down lights, tiled floor.

Utility Room: 9' 1" x 9' (2.78m x 2.74m) Upvc double glazed obscure double glazed window and door to side, tiled floor, Belfast sink with cupboards under and work surface over, plumbing for washing machine and dryer, wall mounted Vaillant boiler for domestic hot water and central heating, power points.

Wet Room/Cloakroom: Fitted with a white suite comprising low level wc, wall mounted wash hand basin with cupboard under, shower area with glazed shower screen with rain shower and hand held shower, limestone tiled walls and floor, heated ladder style radiator, down lights, extractor fan.

First Floor

Landing: Ceiling coving, access to roof space via a loft ladder with power, light, shelving and flooring. Oak panelled doors off to:

Master Bedroom 13' x 12' (3.95m x 3.65m) Upvc double glazed window to front and side, fitted wardrobes with hanging rail and shelving and sliding doors, dressing table with draw unit, radiator, power points, television aerial point.

En Suite Shower Room

Obscure double glazed window to front fitted with a white suite comprising low level wc, wall mounted wash hand basin, double shower cubicle, limestone tiled walls and floor, under floor heating, built in storage cupboard.

Bedroom 2: 13' 8" x 8' 8" (4.16m x 2.64m) Upvc double glazed window to front and rear, built in wardrobes with hanging rail and shelving, radiator, power points, television aerial point.

Bedroom 3: 9' 6" x 8' 8" (2.89m x 2.64m) Upvc double glazed window to rear, ceiling coving, built in wardrobe with hanging rail and shelving with desk unit, radiator, power points, television aerial point, down lights.

Bedroom 4: 12' x 9' 6" (3.65m x 2.89m) Upvc double glazed window to rear, built in wardrobe with hanging rail and shelving with desk unit, radiator, power points, television aerial point, down lights.

Bathroom: Upvc obscure double glazed window to rear fitted with a white suite comprising of panelled bath, corner shower cubicle with shower screen, low level wc and pedestal wash hand basin, limestone tiled walls and floor, under floor heating, down lights, heated towel rail, shaver point, extractor.

Outside

Pool House: Fitted with a calorex heat pump and pool filtration system. (Renewed by our clients in the last two years)

Garage: 22' 4" x 21' (6.80m x 6.40m) Windows to rear and side, personal door to front, electric wood effect roller shutter door, power and light.

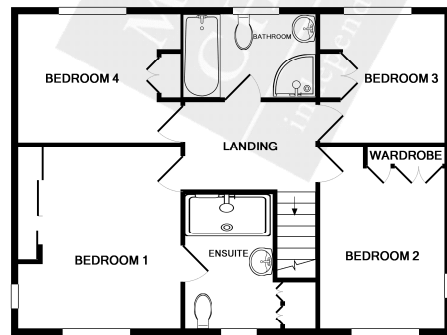
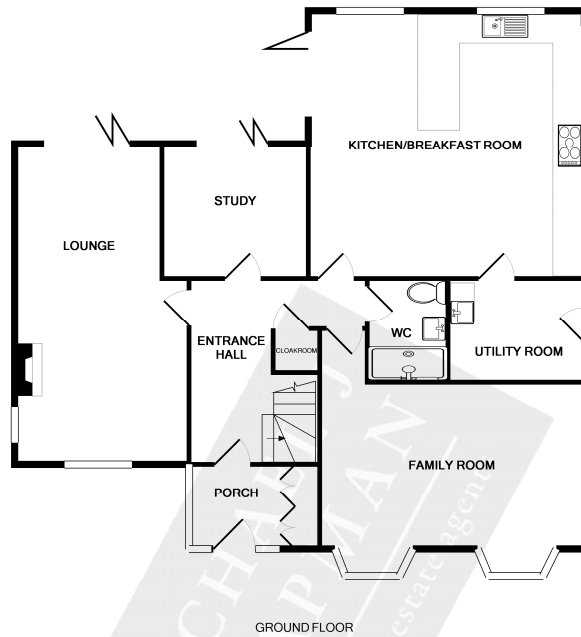
Garden: Externally to the rear of the house is south westerly facing and the lounge, study and the kitchen/breakfast room all open up onto a raised deck area with a large pergola intertwined with a mature grape vine. Beech House is set in just over 0.3 of an acre and the rear garden is in two parts. The main area is laid to lawn with mature flowers and shrub borders enclosed by hedging. There are steps from the garden that lead from the swimming pool area that is enclosed by cream rendered walls. There is an inset heated pool measuring 30' x 15' with stone flagged terraces and a raised deck with covered seating area with power and light that is idea for alfresco entertaining. There is a further gravelled area with access to the pool house, housing the heating and filtration system.

To the front of the property as previously mentioned the property is approached through electric gates behind a Cheshire brick wall that leads onto the pressed concrete driveway that divides parking for several vehicles.

Location: 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.

Directions: From our office in Alderley Edge proceed up Macclesfield Road towards Macclesfield on the B5087. After 4.9miles, turn right into Downes Close where the property will be found on the left hand side set behind electric gates. (For sat nav users use post code SK10 3DW).





1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate




1, Downes Close, MACCLESFIELD, SK10 3DW

Dwelling type: Detached house
 Date of assessment: 29 August 2013
 Date of certificate: 29 August 2013
 Reference number: 8101-1211-8329-6827-5873
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 172 m²

Use this document to:

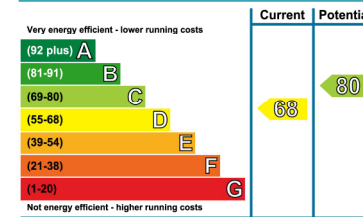
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,606
Over 3 years you could save	£ 624

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 249 over 3 years	 You could save £ 624 over 3 years
Heating	£ 2,745 over 3 years	£ 2,493 over 3 years	
Hot Water	£ 375 over 3 years	£ 240 over 3 years	
Totals	£ 3,606	£ 2,982	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 303	
2 Low energy lighting for all fixed outlets	£105	£ 201	
3 Solar water heating	£4,000 - £6,000	£ 120	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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