HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

9 Shelbourne Mews, Macclesfield, SK10 3RS





9, Shelbourne Mews, Macclesfield, Cheshire SK10 3RS

Tucked away within the highly regarded ‘Villas’ development by Jones Homes, this immaculately presented three-bedroom mews property occupies an enviable position, enjoying attractive open views across parkland to the rear. Thoughtfully upgraded over the years, the home is offered in pristine, move-in-ready condition, while still presenting an excellent opportunity for a new owner to add their own personal touch.

The well-balanced accommodation briefly comprises a welcoming porch, a bright and spacious bow-fronted lounge, and a stylish dining kitchen fitted with quality Neff appliances on the ground floor. To the first floor, there are three generously proportioned bedrooms, along with a modern family bathroom. The property also benefits from gas-fired central heating and recently installed uPVC double glazing throughout.

Externally, the property is set back behind a driveway providing off-road parking for two vehicles, complemented by a neatly maintained, hedged front garden. To the rear, the fully enclosed garden has been designed with low maintenance in mind, featuring a stone-flagged patio, artificial lawn, and an elevated wooden decking area, ideal for outdoor seating and entertaining.

Ideally situated, the property is within easy reach of well-regarded primary and secondary schools, local shops, and Macclesfield Leisure Centre. Macclesfield town centre and railway station are also just a short drive away, making this an excellent choice for families and commuters alike.

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 Prestbury Road and turn left at the roundabout into Victoria Road. At the next roundabout turn left into Eldon Road. Follow the road to the left and Shelbourne Mews is the second turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
Composite front door with double glazed fanlight over. Meter cupoard. Quality laminate flooring.

Lounge
14'2 x 13'6
Bespoke pull-out understairs storage cupboard with soft touch close. Spindle balustrade to the staircase. Quality laminate flooring. uPVC double glazed window to the bay. Double panelled radiator.

Dining Kitchen
14'2 x 10'3
Single drainer stainless steel sink with mixer tap and base unit below. An addtional range of sleek base and eye level units with contrasting work surfaces and under unit lighting. Integrated slide and hide Neff single oven. Integrated Neff microwave. Neff four ring induction hob with extractor hood over. Integrated Neff dishwasher. Integrated fridge/freezer. Plumbing for automatic washing machine. Pull-out pantry cupboard. Built-in breakfast/dining table. Understairs storage cupboard. Quality laminate flooring. uPVC double glazed window. uPVC double glazed double doors opening onto the rear garden.

First Floor

Landing
Ceiling cornice. Spindle balustrade to the staircase.

Bedroom One
13'10 x 8'00
Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Two
9'11 x 8'00
Ceiling cornice. Feature wooden panelling to one wall. Access to a partially boarded loft via a pull-down ladder. uPVC double glazed window. Single panelled radiator.

Bedroom Three
10'08 max x 5'9
Ceiling cornice. Built-in storage cupboard. uPVC double glazed window. Single panelled radiator.

Bathroom
The crisp white suite comprises a panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment over, a contemporary countertop washbasin with mixer tap and a low suite W.C. Electric shaver point. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
At the front of the property, there are two allocated parking spaces alongside a small, well-established planted bed. The rear garden has been thoughtfully designed for ease of maintenance, featuring a stone-flagged patio, an artificial lawn, and an additional decked seating area at the far end. A durable, weather-resistant garden shed is also included as part of the sale.

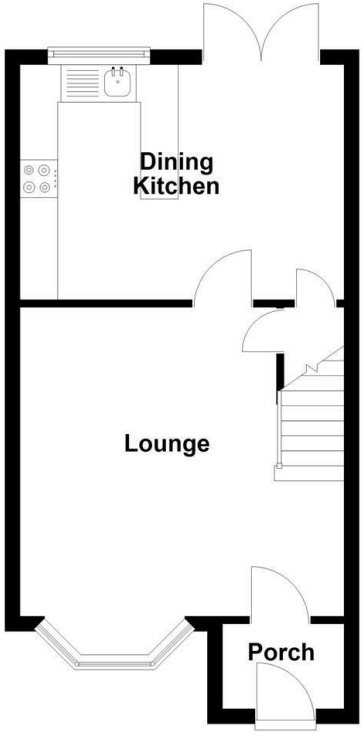
Tenure
Leasehold. A term of 999 years from October 1991. There is an annual ground rent of £90.00.

£300,000

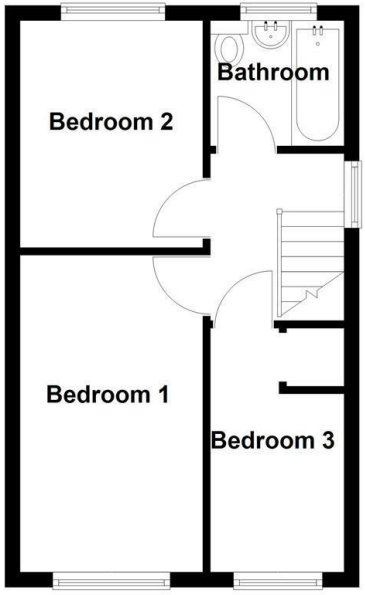
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Ground Floor



First Floor











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