

# — New Gables —

Birtles Road  
Macclesfield





Nestled on Birtles Road, just around the corner from St Austell Avenue in the heart of Macclesfield, is the resplendent red brick New Gables. This modern, luxurious detached property, built in 2001, sits back from the road behind its own private driveway.

Classic contemporary styling carefully ensures continuity and flow throughout this four-bedroomed family home - a sense of sophistication and great design is apparent even before a foot is stepped through the front door.

Kerb appeal is tantalising, and those first impressions when pulling up onto the paved driveway are not misplaced. Soak up the leafy surroundings and prime location on your approach up the front steps...

Birtles Road occupies the most prime position in the supremely popular market town of Macclesfield. The ease of access to a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw. Transport links are excellent.

When it comes to education, the choice locally is second to none. You will find stately homes and historic houses, canal walks, glorious gardens, quaint little churches and interesting museums and galleries. Whether you want to pack your diary full or prefer to take life at a more leisurely pace, you'll find glorious places to shop and things to do in Macclesfield. It sits in one of the most sought-after Cheshire postcodes and is surrounded by open green spaces making it perfect for family life - and with Manchester city centre a mere twenty-mile commute, it really does have it all.





The finer details:

- Luxury family home on exclusive Birtles Road, Macclesfield
- Built in 2001 to high specifications
- Impressive detached family home
- Total area approximately 218 square metres (2347 square feet)
- Large plot including large private garden
- Private driveway with double garage and parking for 3-4 cars
- Tenure: freehold
- Four double bedrooms and three bathrooms
- Beautifully finished throughout
- EPC rating: C



Enter the property through the porched oak front door to set foot in the entrance hall. Tonnes of natural light floods through this space, where classic features and underfloor heated marble-tiled floors flow. The well appointed, stylish staircase that takes you to the first floor is also located here. The ground floor comprises of lounge, family room, dining room, kitchen/breakfast room, study and ground floor WC. Access to the garage is also through the hallway. This home feels light, bright and luxurious.

The lounge, where the big box bay window with views over the front of the property and classic features (including Minster-style fireplace) encourage cosiness and harmony. With room for the biggest of sofas and entertainment units, this lounge could be the perfect entertaining or adults-only space should you desire. It is comfortable, inviting and perfect for those evenings in.

Pop into the family room where marble-tiled underfloor heating keeps those toes cosy. This space opens into the bright and spacious dining area, with access the outside decking area, perfect for alfresco dining. Natural light and garden views stream through, bring a lovely sense of the outside, in.







Spend time in the study, with views to the side of the property. Great for that home office, snug or perhaps a fifth bedroom.

Continue into the kitchen/breakfast, where its open concept really comes into its own for modern family life. Views over the garden through large windows and french doors bring in lots of natural light, giving a spacious, calming outlook and those open sightlines ensure that everyone can be kept an eye on. The charming, neutrally decorated kitchen features a full complement of quality appliances and a host of storage solutions wrapped in elegant units and granite worktops – just right for cooking or baking up a storm.

More marble-tiled floors and access to the lovely outside space brings balance to the modern lines and classic features. There is plenty of room for furniture and the biggest of tables, just right for family living and entertaining all year round.







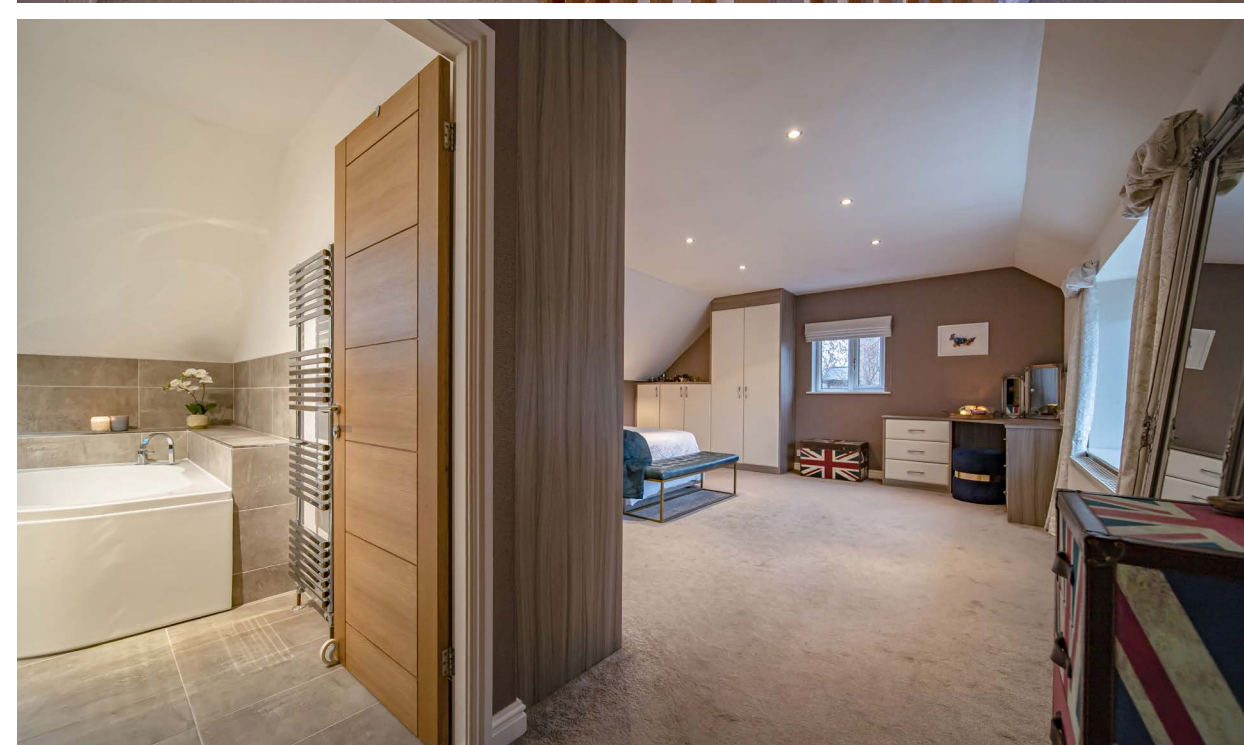




Pop back into the main hallway and take the staircase to the expansive first floor landing, where you will find four generous bedrooms (one en suite) and family bathroom. The décor is tastefully in keeping with the rest of this sophisticatedly presented home, showcasing how bright and boundless this home continues to feel.

The master bedroom, where the large windows capture views out over the front of the property and beyond, reflecting natural light in all directions, is a haven of peace. The neutral décor and modern features are fully on brand, whilst plenty of space for bedroom furniture presents both comfort and convenience. The spa-like en suite with its free-standing soaker tub, separate huge shower and more elegant features add sophisticated touches to ensure that space is maximised without cramping on luxury.

Bedroom two has more views over the property and beyond through another beautiful box bay window. Oodles of natural light and neutral decor partners with room for a big bed and matching furniture for a fully high-end finish.











Bedroom three has its own large window and more glorious garden views, giving a cool, calm vibe just perfect for a good night's sleep.

Bedroom four has more dual aspect views, with the focus this time over the side of the property.

All are great-sized doubles and ideal as children's bedrooms, but could equally be used as a study, music room or home office to name a few options.

The family bathroom is able to accommodate the busiest of morning routines, with a range of elegant fitted sanitary units, modern WC and large shower with complementary fixtures and fittings.













Take the main staircase back down to the hallway and then progress outside to find the enchanting external space that surrounds this home. The garden around this property is simply lovely.

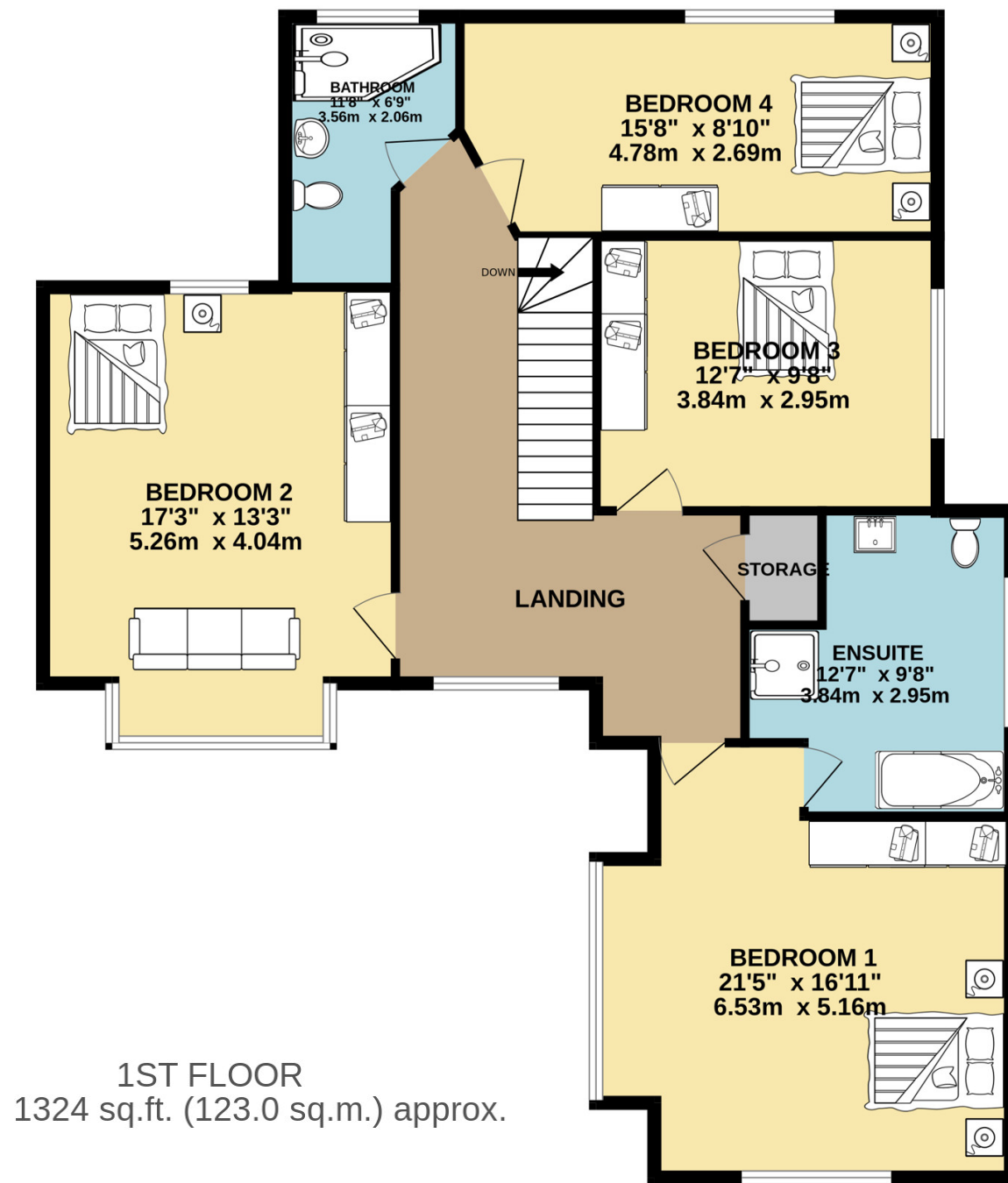
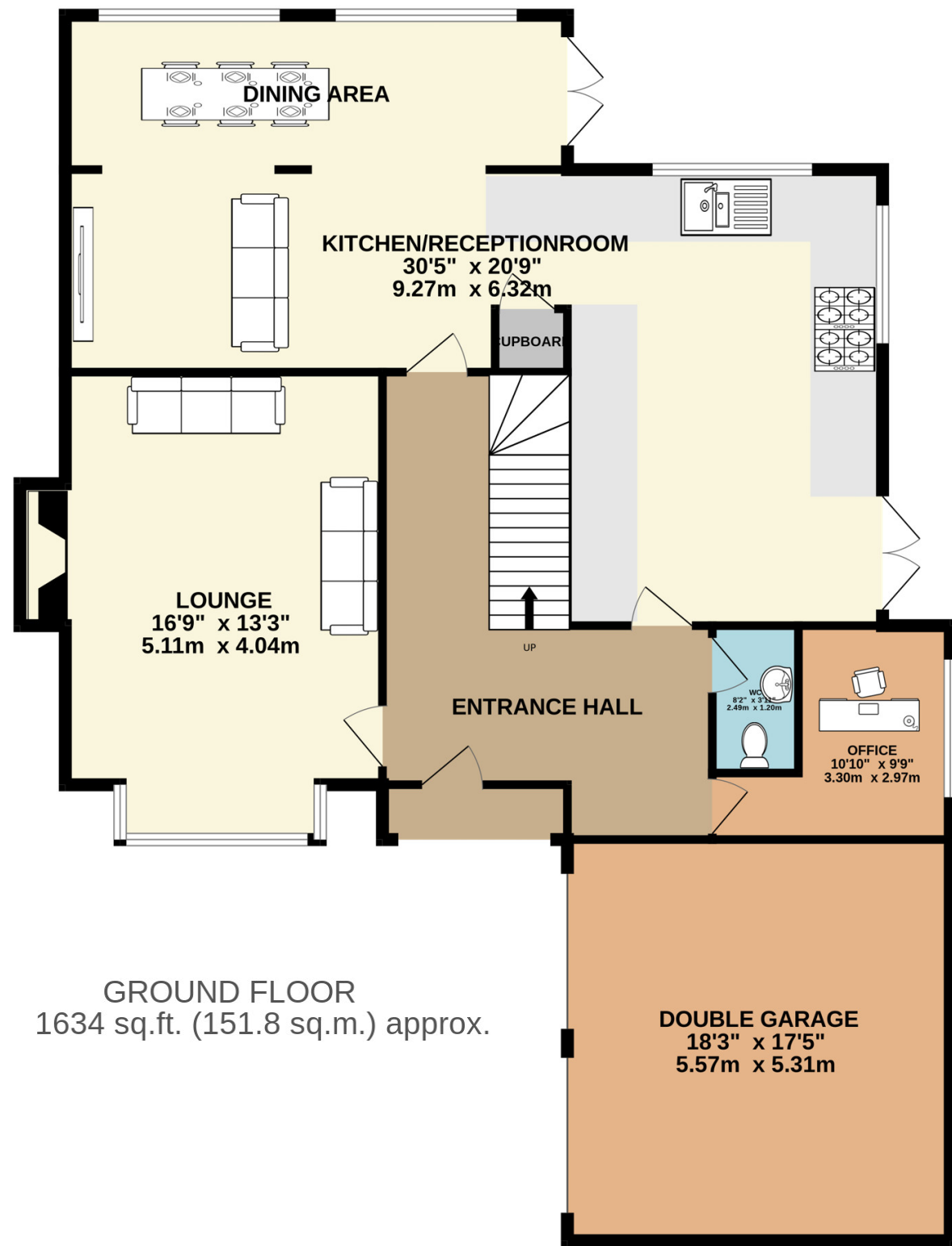
Partly laid to lawn, with a raised decked area and mature borders filled to the brim with life, it is laid back and lush - simply relax – or plan your version of the Good Life. The seasoned hedges, trees and wooden fences provide privacy alongside space to play - and the rear deck with direct access to the kitchen/diner provides the consummate spot for al fresco dining, outdoor entertaining or relaxing with a glass of wine.











FOUR BEDROOMS, THREE BATHROOMS, OPEN PLAN KITCHEN/LIVING/DINING AREA

TOTAL FLOOR AREA : 2958 sq.ft. (274.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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2, Birtles Road  
MACCLESFIELD  
SK10 3JQ

Energy rating

C

Valid until  
**8 October 2023**

Certificate number  
**0718-9983-7270-1347-7934**

Property type

Detached house

Total floor area

218 square metres



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Macclesfield



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