

TWO FOUR BEDROOM SEMI DETACHED HOMES

6a & 6b, Manor Terrace, Langley Road, Langley, Macclesfield SK11 0DW

£629,950

Langley Road development consists of two semi-detached houses perfectly set in the picturesque location of Langley Village. These four bedroom, two bathroom homes boast traditional aspects with contemporary living. Overlooking stunning Cheshire countryside, these houses are spacious both inside and out, with ample parking and landscaped rear gardens and will be available for occupation in 2025.



6a and 6b Manor Terrace are for sale offering beauty and a high specification in these four bedroom, three storey properties at GIA 1500 sq ft. The layout is perfect for modern living with an entrance hall leading to a formal living space to the front, a WC, cloakroom, spacious utility and a large kitchen, dining, family room that opens to the rear gardens and patio area.

The first floor provides two double bedrooms, a single bedroom and generous family bathroom with separate shower.

The second floor is dedicated to the master suite with a large bedroom with a dressing area the width of the top floor. The luxurious ensuite benefits from a large shower and spacious layout. Plenty of space is available in the eaves and a separate storage room accessed from the landing. The master suite is drenched in natural light from skylights throughout.

Planned to be ready for occupation in late Autumn 2025, there is a fantastic opportunity to purchase off plan giving you the flexibility to apply bespoke elements to your home.

Location:

This quiet village location is near Macclesfield Forest with access to a wealth of forest and reservoir walks as well as mountain biking. Close to Macclesfield, a thriving market town with many independent shops and cafes.

Sutton Village 1 mile

Macclesfield rail station 2.5 miles

Buxton 10.5 miles

Manchester Airport 14 miles



Specification:

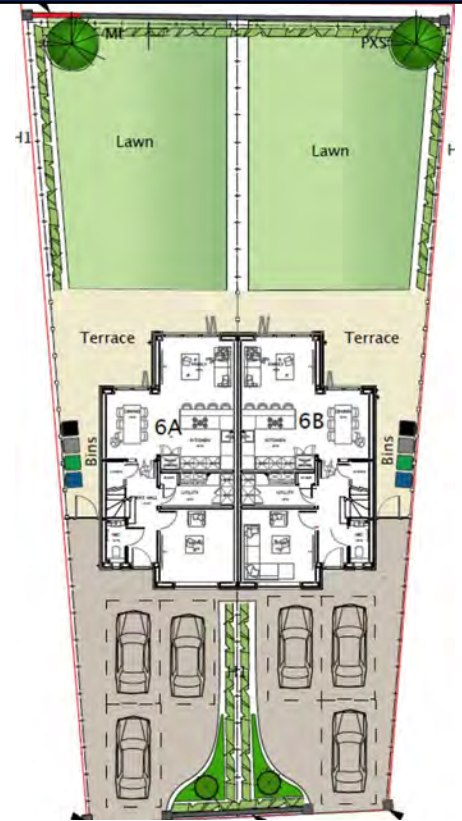
- Entrance hall with access to W/C and cloaks
- Formal lounge
- Kitchen/dining/family room
- A master bedroom over the full second floor with luxurious bathroom en-suite and dressing area
- Three further bedrooms
- A spacious, bright family bathroom
- Leicht kitchen, with NEFF appliances and a beautiful quartz worktop
- Bespoke Duravit and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Plush carpet to the bedrooms, lounge, and stairs
- Oak-shaker-style doors throughout internally with brushed chrome handles
- A large, open-plan family room with kitchen, dining, living space with sliding doors to the garden
- A dedicated utility room
- TV points in all living areas and bedrooms
- Brushed chrome light switches
- CAT5 cabling to each room
- Electric Heating, Water Heat Pump and Solar Panels
- Large private landscaped gardens with a stone patio and walkways
- Private parking
- 10-year 'New Homes Warranty'
- Electric car charging point
- Gigabit Fibre Broadband



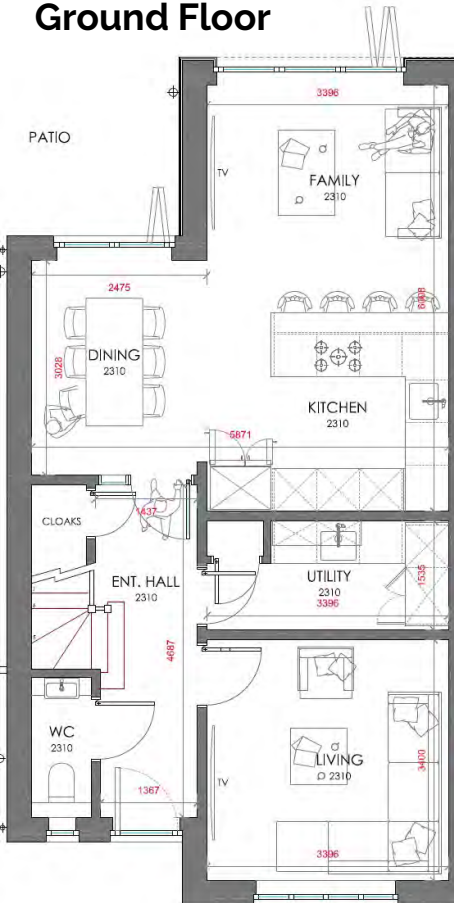
Dimensions:

Formal Living	3.4m x 3.4m
Kitchen/Dining/ Family room	5.9m x 6.0m (max)
Utility	3.4m x 1.5m
Master Suite Bed Space	3.4m x 4.0m
Master ensuite	3.1m x 2.3m
Bedroom 2	3.4m x 4.7m
Bedroom 3	3.9m x 3.4m
Bedroom 4	2.4m x 2.0m
Family Bathroom	2.4m x 3.0m

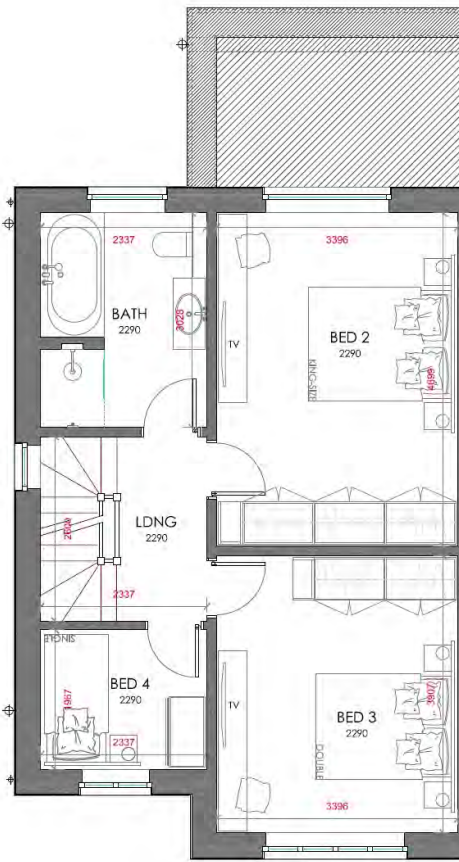
Note: Floor plans for 6a with 6b being a mirror of the layout



Ground Floor



First Floor



Second Floor

