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INDEPENDENT ESTATE AGENTS

124 Waterways Avenue, Macclesfield, SK11 7NF

124, Waterways Avenue, Macclesfield, Cheshire SK11 7NF

This attractive three-bedroom detached home, built by Bellway in 2020, sits proudly at the head of a quiet cul-de-sac. One of the final homes constructed on the development, it enjoys an especially generous plot with an impressive frontage that sets it apart.

Inside, the ground floor offers an entrance hall, a handy cloakroom/W.C., a superb 16' living room, and a stunning dining kitchen. The current owners have upgraded the kitchen to a high standard, creating a stylish and practical space perfect for family life or entertaining. Upstairs, a spacious landing leads to the master bedroom with its own en-suite shower room, along with two further well-proportioned bedrooms and a modern family bathroom. The home also benefits from gas central heating and uPVC double glazing throughout.

The rear garden has been thoughtfully landscaped for low-maintenance, featuring a porcelain stone patio, an artificial lawn, and sleek anthracite-grey decking, all enclosed by fencing and enjoying a private, non-overlooked aspect. To the side of the property, there is convenient access to the garden as well as off-road parking.

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 the A523 towards Leek. At the junction with the traffic lights turn left into Byrons Lane. Take the first left into Gunco Lane and then the first right into Waterways Avenue. The property can be found at the head of the cul-de-sac on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch
Courtesy light. Downlighting.

Entrance Hall
Spindle balustrade to staircase. LED downlighting. Composite front door with double glazed panel. Ceiling cornice. Karndean herringbone style flooring to entrance hall, dining kitchen and cloakroom. Understairs storage cupboard. Nest thermostat. Alarm system which includes the shed. Single panelled radiator.

Cloakroom/ W.C.
White suite comprising a pedestal wash basin with mixer tap and tiled splashback. Low suite W.C. LED downlighting. uPVC double glazed window. Single panelled radiator.

Living Room
16'0 x 10'9
T.V. Aerial point. LED downlighting. Ceiling cornice. uPVC double glazed windows to bay. Single panelled radiators.

Dining Kitchen
18'1 x 10'11
One and a half bowl sink unit with mixer tap and base cupboards below. A range of base and eye level cupboards in anthracite grey with contrasting quartz work surfaces and splashbacks which extends to form a breakfast bar. Built-in Neff single oven. Neff induction hob with Neff extractor hood over. Intgrated fridge freezer. Integrated washing machine. Integrated dishwasher. Downlighting. uPVC patio doors to garden. uPCV double glazed window. Double panelled radiator.

First Floor

Landing
Spindle balustrade to staircase. Loft access - power and light. uPVC double glazed window. Single panelled radiator.

Bedroom One
11'11 x 11'1 reducing to 9'1
T.V. aerial point. uPVC double glazed window. Single panelled radiator.

En-Suite Shower Room
The suite comprising a shower cubicle with thermostatic shower over, pedestal wash basin with mixer tap and low suite W.C. Downlighting. Extractor fan. Part tiled walls. Wall light points. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two
11'6 x 9'1
uPVC double glazed window. Single panelled radiator.

Bedroom Three
11'1 x 8'8 reducing to 8'3
uPVC double glazed window. Single panelled radiator.

Bathroom
White suite comprising a panelled bath with mixer tap and shower, pedestal wash basin with mixer tap and low suite W.C. Extractor fan. Storage cupboard with shelving and light. uPVC double glazed window. Chrome heated towel rail.

Outside

Garden
To the front of the property there is a small lawned and hedged garden with an porcelain stone approach. To the side of the property there is a full length driveway which provides parking for at least two vehicles. The garden to the rear is fully enclosed which has been effectively landscaped and comprises a decked area, porcelain stone patio, artificial lawn and borders with miniature hedging. There is an array of outdoor lighting, an external socket and an hot and cold tap. Included within the sale is a timber garden shed which has power and a light.

Please Note
Please note that under the Estate Agents Act 1979 we are required by law to advise all interested parties that one of the vendors of this property is a relative of an employee of Holden and Prescott.

£385,000

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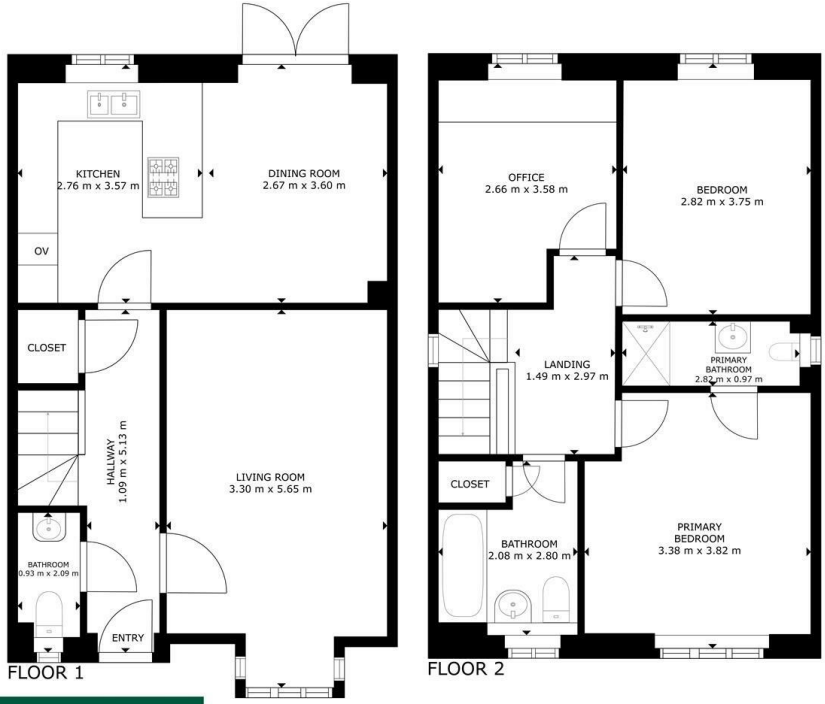

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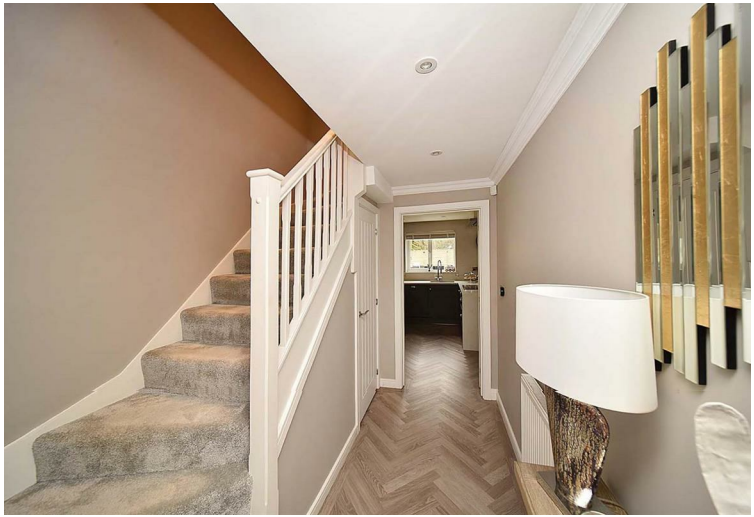
GROSS INTERNAL AREA
FLOOR 1: 49 m², FLOOR 2: 49 m²
TOTAL: 98 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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