





27, Hardwick Drive, Macclesfield, Cheshire SK11 7XP

A well-presented three-bedroom mid-terrace home, offered in excellent condition and ready for immediate occupation, making it an ideal purchase for a wide range of buyers. The property is conveniently situated close to a variety of local amenities and within easy driving distance of both primary and secondary schools, enhancing its appeal for families.

The accommodation briefly comprises: an entrance porch, a lounge, and a dining kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a flagged driveway providing off-road parking. To the rear, the tiered garden has been thoughtfully landscaped to create an attractive outdoor space, enjoying a favourable southerly aspect. A garage is also located to the rear, offering additional parking or useful storage.

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.

From our offices proceed along Sunderland Street and at the second set of lights proceed straight across. Continue onto Park Lane and up to the main set of traffic lights turning left onto Congleton Road. Take the left turn by the garage into Moss Lane and then left again onto Craig Road and Hardwick Drive will be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC front door with glazing inset and adjoining. Built-in storage cupboards. Tiled walls.

Lounge

Spindle balustrade to the staircase. Wall light points. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting works surfaces and tiled splashbacks. Integrated single oven. Integrated five ring gas hob with extractor hood over. Integrated fridge. Integrated freezer. Integrated dishwasher. Plumbing for automatic washing machine. Cupboard housing the Worcester Bosch combination condensing boiler. Partially tiled walls. Tiled flooring. uPVC double glazed window. uPVC French doors opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Loft access.

Bedroom One

uPVC double glazed window. Single panelled radiator.

Bedroom Two

uPVC double glazed window. Single panelled radiator.

Bedroom Three

Built-in storage cupboard. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with central mixer tap and shower attachment, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spot lighting. Fully tiled walls. Chrome heated towel rail.

Outside**Garage**

Accessed via an up and over door. Power and Light.

Gardens

The property is set back behind a flagged driveway that allows for off-road parking and is bordered by fence panelled and hedged borders. To the rear, the garden is set across two tiers, the lower being a decked seating space with steps leading to an artificial lawn. The rear garden is fully enclosed and benefits from a southerly aspect obtaining the best of the afternoon and evening sun.

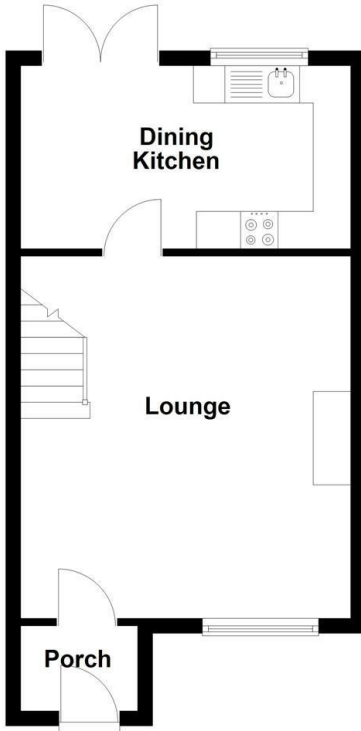
Tenure

Freehold.

£225,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

