HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

3 Spinney Mead, Macclesfield, SK10 2BY

3, Spinney Mead, Macclesfield, Cheshire SK10 2BY

Located within close proximity to a range of local schools and amenities, this three-bedroom mid-terrace property offers an excellent opportunity for purchasers seeking a home they can update and personalise to their own taste and requirements.

While the property would benefit from some general modernisation, it presents superb potential to create a comfortable and attractive family residence. Offered with no onward chain, it also provides the advantage of a smoother and more straightforward buying process.

The accommodation comprises an entrance hall, lounge, kitchen, dining room, and utility room to the ground floor. To the first floor, there are three bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set behind an enclosed, low-maintenance hard-standing front garden. To the rear, there is a lawned garden with two flagged seating areas, fully enclosed by fenced and hedged borders offering a good degree of privacy, ideal for outdoor relaxation or family use.

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 Hurdsfield Road and take the first left after passing Travis Perkins on the right into Queens Avenue. Meadow Way is the fourth turning on the right hand side and Spinney Mead is a continuation.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset. Handrail to the staircase. Meter cupboard. Recessed spotlighting.

Lounge
14'01 x 12'03 max
Understairs cupboard with shelving and courtesy light. uPVC double glazed window. Double panelled radiator.

Kitchen
15'03 x 8'11
Single drainer stainless steel sink unit with mixer tap and base unit below. An addtional range of matching base and eye level units with contrasting work surfaces. Electric cooker point. Space for a frdge/freezer. Recessed spotlgihting. Partially tiled walls. Open way to the Dining Room.

Dining Room
7'10 x 6'10
Wall light points. Double panelled radiator. uPVC sliding doors opening onto the rear garden.

Utility
7'10 x 5'08
Plumbing for automatic washing machine. Space for a chest freezer. Central heating and domestic hot water boiler. Internal window. uPVC door with glazing inset opening onto the rear garden.

First Floor

Landing
Handrail to the staircase. Recessed spotlighting. Cupboard housing the immersion heater. Single panelled radiator.

Bedroom One
12'02 x 11'05
Stripped floorboards. uPVC double glazed window. Double panelled raidator.

Bedroom Two
11'10 x 9'09
uPVC double glazed window. Double panelled radiator.

Bedroom Three
9'00 x 8'09
uPVC double glazed window. Single panelled radiator.

Bathroom
The suite comprises a panelled bath with electric shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Loft access via a pull-down ladder. uPVC double glazed window. Single panelled radiator.

Outside

Gardens
The property sits behind a hard-standing front garden area enclosed by a small picket style fence. To the rear of the property the garden is fully enclosed within fenced and hedged borders and incorporates a well-maintained lawn with two flagged patio seating areas.

£215,000

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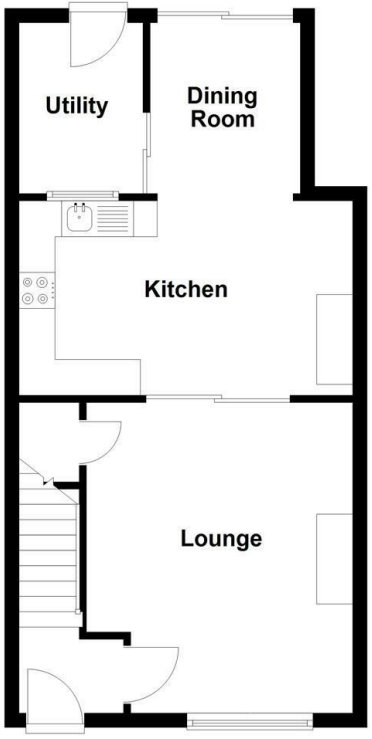
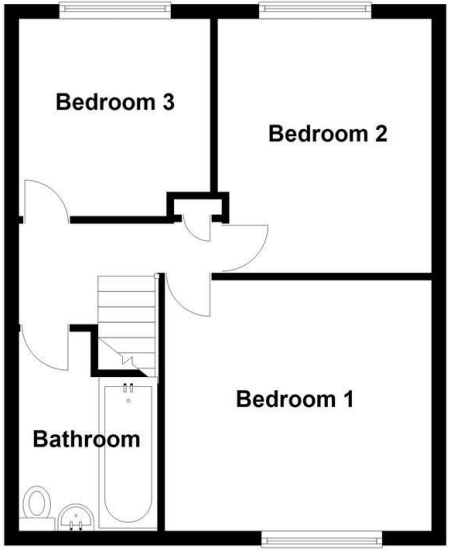
Ground Floor



First Floor



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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk