HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

43 Ash Grove, Macclesfield, SK11 7TB





43, Ash Grove, Macclesfield, Cheshire SK11 7TB

Occupying a sought-after residential location, this appealing two-bedroom end-terrace property offers well-proportioned accommodation and is conveniently positioned close to local primary schools, Ash Grove Play Area, and within easy walking distance of South Park.

The accommodation briefly comprises an entrance vestibule, lounge, and spacious dining kitchen to the ground floor. To the first floor are two generous double bedrooms and a modern shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a flagged driveway providing ample off-road parking. To the rear, the attractively landscaped south-facing garden provides a wonderful outdoor retreat, capturing plenty of sunshine throughout the day. Thoughtfully designed, it offers the perfect space for relaxing, entertaining and enjoying the warmer months in a peaceful setting.

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 London Road turning right just prior to the football ground into Moss Lane. Take the first turning into Mayfield Avenue and then fifth right into Ash Grove.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
Composite front door with glazing inset.

Lounge
12'3 x 12'1 max
Wall-mounted living flame electric fire. Wall light points. uPVC double glazed window with plantation shutters. Double panelled radiator.

Dining Kitchen
15'2 x 8'2
One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces with tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for an Amercan style fridge/freezer. Wall-mounted Baxi combination condensing boiler. Understairs storage cupboard. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC stable type door opening to the rear garden. Double panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Loft access. uPVC double glazed window.

Bedroom One
15'2 max x 8'8
Picture rail. uPVC double glazed window with plantation shutters. Single panelled radiator.

Bedroom Two
12'00 x 9'00
Picture rail. uPVC double glazed window. Double panelled radiator.

Shower Room
Fully tiled cubicle with thermostatic shower over. Washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. uPVC double glazed window. Chrome heated towel rail.

Outside

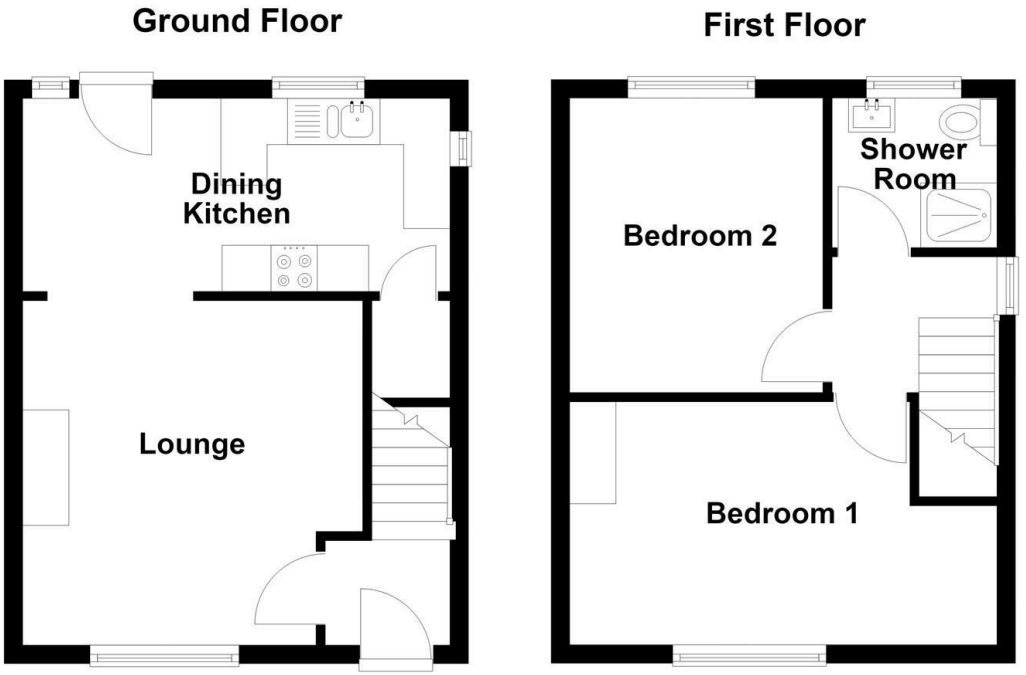
Gardens
The fully enclosed rear south-facing garden has been thoughtfully and attractively designed for low-maintenance living, featuring a predominantly paved patio area, a small artificial lawn, and an additional decked seating area providing an ideal space for outdoor dining, entertaining, or relaxing. A timber garden shed is also included within the sale, benefiting from installed power and lighting, offering a practical storage solution or potential workspace.

Tenure
Freehold.

£180,000

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THIS HOUSE MAY CONTAIN PROSECCO





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