





14, Cambridge Avenue, Macclesfield, Cheshire SK11 8JN

Situated at the head of a peaceful cul-de-sac, Cambridge Avenue is an immaculately presented three-bedroom semi-detached home. Ideally located just outside Macclesfield town centre. Offering convenient access to well-regarded schools, local shops, and everyday amenities, this property is an excellent choice for a wide range of purchasers.

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

Externally, the home is approached via a flagged driveway providing off-road parking for two vehicles, bordered by mature hedging and fencing for added privacy. The fully enclosed rear garden is a standout feature, boasting a generous stone-flagged patio ideal for outdoor dining, a neatly maintained lawn with raised beds, and a sunny southerly aspect, perfect for relaxing or entertaining.

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 Park Lane, continuing through the traffic lights at Bond Street. Take the third turning on the right into Cambridge Road. Take the second right into Cambridge avenue and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Spindle balustrade to the staircase. . Cloaks cupboard housing the utility meters. uPVC double glazed window. Double panelled radiator.

Cloakroom/W.C.

Washbasin with tiled splashback. Low suite W.C. uPVC double glazed window. Chrome heated towel rail.

Lounge

12'04 x 11'10

Contemporary inset living flame gas fire. Ceiling cornice. Fitted cupboards to the chimney recess. uPVC double glazed windows to the bay. Double panelled radiator. Open way through to the Dining Room.

Dining Room

12'02 x 12'00

Ceiling cornice. Recessed fireplace with tiled hearth. Vertical column radiator. Open way through to the Sun Room and Kitchen.

Kitchen

16'03 x 5'11

Single drainer one and a half bowl sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces. Integrated double oven. Integrated four ring gas hob with extractor hood over. Integrated fridge/freezer. Integrated washing machine and Tumble dryer. Cupboard housing the Vaillant combination condensing boiler. Recessed spotlighting. uPVC double glazed windows to the rear and side elevation.

Sun Room

11'07 x 11'02

Wall light points. uPVC double glazed windows. Double panelled radiator. uPVC door opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Access to a partially boarded loft via a pull-down ladder. uPVC double glazed window.

Bedroom One

12'06 x 12'03

T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two

12'02 x 12'00

uPVC double glazed window. Double panelled radiator.

Bedroom Three

6'11 x 5'08

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a walk-in shower which is fully tiled with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Partially tiled walls. uPVC double glazed window. Vertical heated towel rail.

Outside**Gardens**

The property is set behind a flagged driveway providing off-road parking for two vehicles and which is bordered by fencing and mature hedging. The fully enclosed garden to the rear is a wonderful feature and incorporates a substantial stone flagged patio and a well-maintained lawn with raised beds. There is also a driveway to the rear that has access via double gates. The garden benefits from a sunny southerly aspect making it the ideal outdoor space for relaxing or entertaining. Included within the sale is a timber built garden shed.

Tenure

Freehold

£335,000





