





11, Haworth Close, Macclesfield, Cheshire SK11 7YQ

Tucked away in the corner of a quiet cul-de-sac, this well cared for three bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste and style.

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

Externally, the home is set behind a flagged front garden with fenced borders, with a tarmac driveway opposite providing convenient off-road parking. To the rear, the fully enclosed garden enjoys a desirable southerly aspect and features a gravelled patio area, lawn, and a variety of mature trees and shrubs.

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 turning left at the Flower Pot into Congleton Road. Take the second turning on the left into Moss Lane and the first left into Craig Road. Haworth Close is the second turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Two uPVC double glazed windows. Double panelled radiator.

Lounge

15'11 x 14'08

Ceiling cornice. Handrail to the staircase. Understairs storage cupboard. Meter cupboard. uPVC double glazed window to the bay. Two double panelled radiator.

Dining Kitchen

14'08 x 8'04

Single drainer stainless steel sink with base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point. Plumbing for automatic washing machine. Space for a fridge/freezer. Recessed spotlighting. uPVC double glazed window. Double panelled radiator. uPVC sliding doors opening onto the rear garden.

First Floor

Landing

Handrail to the staircase. Loft access. uPVC double glazed window. Double paneled radiator.

Bedroom One

14'08 x 8'02

Floor to ceiling fitted wardrobes. uPVC double glazed window. Double panelled radiator.

Bedroom Two

9'09 x 8'02

uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'09 max x 6'03

Airing cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and shower attachment and a combined washbasin and W.C. vanity unit with storage. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens**

The property is set behind a flagged front garden with fenced borders with a tarmacadam drive opposite providing off-road parking. The fully enclosed garden to the rear includes a gravelled patio and lawn area bordered by a variety of mature trees and shrubs.

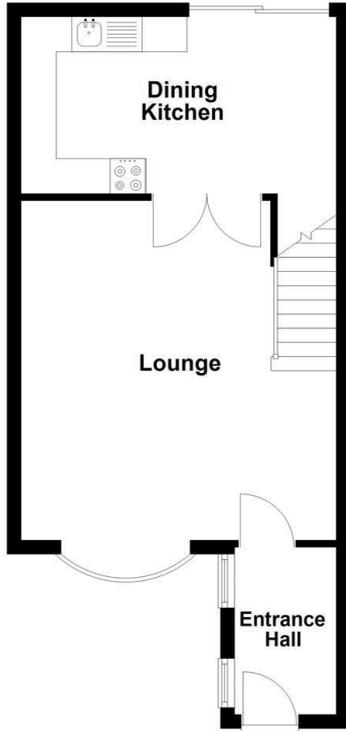
Tenure

Freehold.

£229,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

