





20, Maple Avenue, Macclesfield, Cheshire SK11 7RB

A three bedroom bay-fronted semi-detached home offering an excellent blank canvas and requiring a degree of modernisation, presenting a superb opportunity for buyers to create a home tailored to their own tastes. The property offers well-planned accommodation throughout and excellent potential to enhance.

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

Externally, the property is set back behind a small front garden with walled and hedged borders and a tarmac driveway providing off-road parking. Wooden gates give access to a detached garage to the rear, offering additional parking and useful storage. To the rear is a fully enclosed garden, primarily laid to lawn, with a stone-flagged patio, gravel seating area and raised beds.

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 Mill Lane (A523) towards Leek. Take the next turning on the right into Mill Road opposite the Three Crowns public house, and follow the road round into High Street. Proceed to the end and turn right into Maple Avenue and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hall

Composite front door with glazing inset. Picture rail. Dado rail. Meter cupboard. Understairs storage cupboard with light. Spindle balustrade to the staircase. Deep skirting boards. Double panelled radiator.

Lounge

15'01 to the bay x 12'10

Decoratively tiled Victorian fireplace with decorative timber surround and mantel. Picture rail. T.V. aerial point. Deep skirting boards. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Room

11'06 x 10'08

Feature tiled fireplace with timber surround and mantel. Ceiling rose. Picture rail. Deep skirting boards. Double panelled radiator. Open way through to the Sun Room.

Kitchen

17'02 x 7'05

Single drainer, stainless steel sink unit with base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Plumbing for dishwasher. Cupboard housing the Worcester Bosch combination condensing boiler. Deep skirting boards. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Sun Room

9'04 x 8'02

Wall light points. Deep skirting boards. Tiled flooring. uPVC double glazed windows. uPVC double doors opening onto the rear garden.

First Floor



Landing

Handrail to the staircase. Picture rail. Dado rail. Loft access. uPVC double glazed window.

Bedroom One

12'11 x 12'10

Feature cast iron fireplace. Picture rail. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'06 x 10'05

Feature cast iron fireplace. Picture rail. Shelving to the chimney recess. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Bedroom Three

8'09 x 7'05

Picture rail. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property sits behind a small front garden with mature planting and a concreted driveway providing off-road parking and access to the Garage. The fully enclosed rear garden offers a stone-flagged patio, neat lawn, gravelled areas for low-maintenance enjoyment and mature planted borders.

Garage

16'09 x 8'09

Double doors. Windows.

£259,950

HOLDEN & PRESCOTT





