HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

33 Cedar Grove, Macclesfield, SK11 7RY





33, Cedar Grove, Macclesfield, Cheshire SK11 7RY

Situated just a short drive from Macclesfield town centre, this well-maintained mid-terrace property offers well-proportioned accommodation arranged over three floors, presenting an excellent opportunity for first-time buyers or buy-to-let investors.

The accommodation briefly comprises an entrance hall, lounge and a spacious dining kitchen to the ground floor. To the first floor are two good-sized bedrooms and a bathroom, whilst the second floor provides useful additional attic space. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a flagged front garden with neatly maintained hedged borders. To the rear is a fully enclosed garden, providing a pleasant and private outdoor space. A further advantage is the detached garage, which is conveniently accessed from the rear via Sunnybank Close.

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, on 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.

From the station proceed along Sunderland Street in the direction of Park Green. Turn left at the lights and then right at the next into Mill Lane. Turn right into Mill Road continuing into High Street. At the end of High Street bear right into Maple Avenue, left into Briar Wood Avenue and left again into Cedar Grove.

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. Double panelled radiator.

Lounge
13'9 x 13'8 max
Wall-mounted contemporary living flame electric fire. Wall light points. Laminate flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Kitchen.

Dining Kitchen
17'2 x 7'10
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Lamona double oven with four ring Lamona induction hob and extractor hood over. Integrated dishwasher. Integrated fridge. Plumbing for washing machine. Understairs cloaks cupboard. Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator. uPVC door opening onto the rear garden.

First Floor

Landing
Handrail and spindle balustrade to the staircase. uPVC double glazed window. Enclosed staircase to the Attic Space. Double panelled radiator.

Bedroom One
13'2 x 12'00
Built-in mirror-fronted wardrobe. uPVC double glazed window. Double panelled radiator.

Bedroom Two
11'10 x 8'8 max
Airing cupboard housing the Vokera combination condensing boiler. uPVC double glazed window. Double panelled radiator.

Bathroom
The suite comprises a tiled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Attic Space
17'9 x 9'7 to the eaves
Spindle balustrade to the staircase. Built-in storage cupboards. Wall light points. Velux window. Two double panelled radiators.

Outside

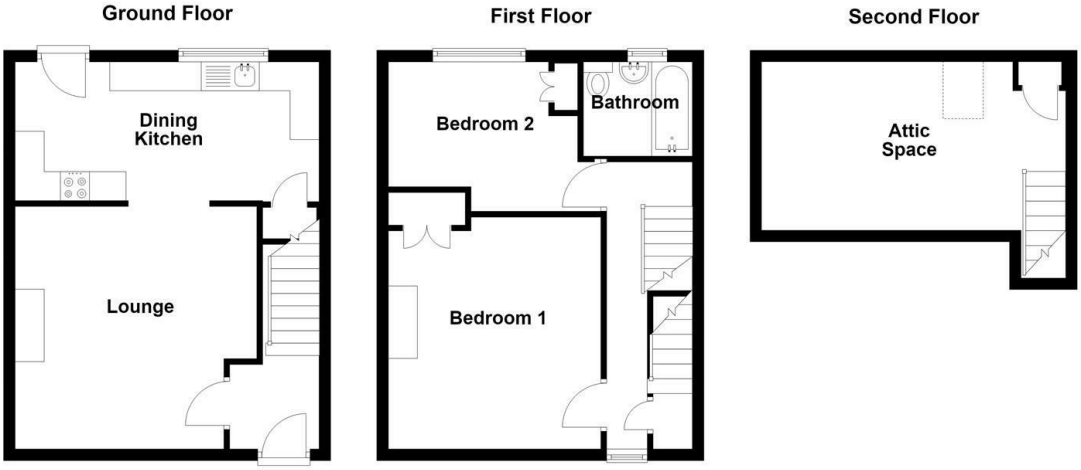
Garage
16'9 x 10'11
Up and over door. Power and light. uPVC double glazed window.

Gardens
The property is set behind a small front garden, featuring a mature beech tree and enclosed by a neat, established hedge border. To the rear is a fully enclosed garden, thoughtfully arranged over different levels and predominantly flagged for ease of maintenance. A timber-built pergola provides a lovely space for outdoor dining and relaxation, whilst a variety of mature trees and shrubs add greenery and enhance the overall setting.

£225,000

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