





## 8, Birches Croft Drive, Macclesfield, Cheshire SK10 3QN

A detached family home that is situated in a highly sought-after location close to Macclesfield Hospital and Fallibroome High School. It provides accommodation that has recently been refreshed throughout with smart decor and new carpets, leaving the chance for immediate occupation and then an opportunity to adapt and update to suit one's own requirements. Based on recent sales in the area, this has been reflected in this attractive asking price.

The property is warmed by gas central heating and comprises on the ground floor a porch, lounge/dining area, conservatory, kitchen and utility room. On the first floor, there are three bedrooms and a bathroom.

There are lawned gardens to the front and rear, and a driveway which provides parking and access to a garage that has now been converted into a store and the utility room, but has been altered so that it could be returned to its former usage with minimal effort.

No Chain.

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 Cumberland Street bearing right at the roundabout into Prestbury Road (B5087). Take the first turning on the left-hand side into Victoria Road. Proceed along Victoria Road, turning right into Home Farm Avenue, just before the roundabout, and Birches Croft Drive is the first turning on the left-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Porch**

uPVC front door.

## **Lounge/Dining Room**

23'5 x 14'11 reducing to 8'0

Cast-iron fire surround (Please note gas fire is capped off), T.V. aerial point. Telephone point. Understairs storage cupboard. uPVC double glazed window to the front elevation. Sliding patio doors to the conservatory. Double radiator. Single radiator.

## **Conservatory**

14'2 x 12'6

Power and light. uPVC windows and doors to three elevations. Radiator.

## **Kitchen**

6'9'0 x 6'8

Single drainer one and a half bowl stainless steel sink unit 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 four ring stainless steel gas hob with extractor canopy over. Integrated single oven. Integrated dishwasher. Radiator.

## **Utility Room**

11'2 x 8'1

Single drainer stainless steel sink unit. Wall mounted gas central heating and domestic hot water condensing combination boiler. Power and light. Access to the store. uPVC double glazed window and door opening onto the rear garden and decking area.

## **Landing**

Airing cupboard. (Potential for incorporating into the bathroom to create a separate shower cubicle)

## **Bedroom One**

13'0 x 8'7 max

A range of built-in bedroom furniture including wardrobes, dressing table and nest of drawers. uPVC double glazed windows to the front and rear elevations. Two radiators.



### **Bedroom Two**

9'6 x 6'9

Built-in storage cupboard. uPVC double glazed window. Radiator.

### **Bedroom Three**

9'6 x 6'9

uPVC double glazed window. Radiator.

### **Bathroom**

A white suite comprising a panelled bath with electric Triton shower over, a pedestal washbasin and a low suite W.C. Fully tiled walls. Shaver point. Vertical chrome heated towel rail.

### **Outside**

#### **Gardens**

To the front of the property there is a lawned garden and driveway which provides off-road parking whilst to the rear, there is a substantial decked patio area, enclosed lawn and mature hedged borders. Included within the sale is a timber garden shed.

#### **Store**

8'2 x 6'6

Power and light. Up and over door.

#### **Garage (Former)**

Please note the former garage has been split into the utility room and store as mentioned above#. However, the garage door remains, and if a garage is required, it is a relatively straightforward matter to return to its former use.

**£347,500**

**HOLDEN & PRESCOTT**





