HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

114 Gawsworth Road, Macclesfield, SK11 8UQ

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Situated within a popular residential area of Macclesfield, this well-presented three-bedroom semi-detached home offers thoughtfully designed accommodation, ideally suited to families and first-time buyers alike. The property is conveniently positioned close to well-regarded schools and a variety of everyday amenities.

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

Externally, the home is set back from the road behind a tarmacadam driveway providing off-road parking for two vehicles and access to the garage. A neatly maintained front lawn with fenced panel boundaries enhances the kerb appeal. To the rear, a generous, fully enclosed garden is predominantly laid to lawn and complemented by a stone-flagged patio area, creating an ideal setting for outdoor dining and 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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights at Park Green into Park Street and across the roundabout into Park Lane. Follow this road passing through a further two sets of lights into Ivy Lane, which in turn leads into Ivy Road. Proceed to the roundabout and turn left onto Chester Road. At the Broken Cross traffic lights, turn left onto Gawsworth Road and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch

Entrance Hall
Solid wood front door with glazing inset. Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator.

Lounge
12'1 to the bay x 11'00
Multi-fuel stove set within a recessed fireplace with timber mantel and stone hearth. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Kitchen
18'5 x 9'11
Single drainer one and a half bowl 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. Gas cooker point with extractor hood over. Space for fridge. Understairs storage cupboard. Stone built fireplace. Wall light points. Stripped oak flooring. uPVC double glazed windows to the bay. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Airing cupboard. uPVC double glazed window.

Bedroom One
10'11 to the wardrobes x 9'11
Floor to ceiling fitted wardrobes to the chimney recesses. Tiled fireplace. uPVC double glazed window. Single panelled radiator.

Bedroom Two
11'00 x 10'7
Tiled fireplace. uPVC double glazed iwndow. Double panelled radiator.

Bedroom Three
7'2 x 5'10
Picture rail. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with electric Mira shower over, a pedestal washbasin and a low suite W.C. Wall-mounted mirror fronted bathroom cabinet. Partially tiled walls. Extractor fan. Loft access. uPVC double glazed window. Single panelled radiator.

Outside

Garage
13'00 x 6'00
Up and over door

Gardens
The property is set back from the road behind a good size lawn adjacent to which is a tarmacadam driveway providing off-road parking for up to three vehicles as well as access to the garage. The gardens to the rear are of a good size and fully enclosed to include a full-width stone flagged patio, a lawn with raised beds and mature hedging.

Tenure
Freehold

£319,950

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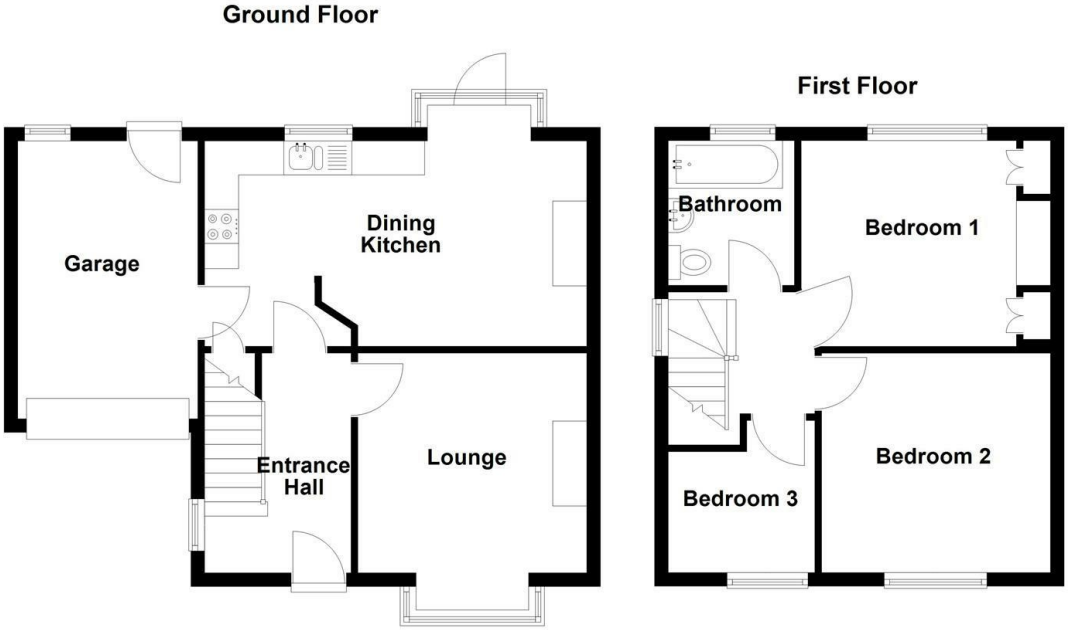

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