





## 36, Brampton Avenue, Macclesfield, Cheshire SK10 3RH

Tucked away at the end of a quiet cul-de-sac in a popular residential area, this well-presented three-bedroom detached home offers an ideal setting for families or those seeking a peaceful location close to local schools and amenities.

The accommodation comprises; an entrance hall, lounge, dining room, kitchen to the ground floor whilst to the first floor, there is a main bedroom with an accompanying en-suite as well as two further double bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property lies behind a primarily laid to lawn front garden, with a large driveway to the side that provides ample off-road parking and leads to a single garage, offering additional storage or secure parking. To the rear, the private garden is beautifully maintained, featuring a lawned area and a patio seating space.

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 Prestbury Road, turning left after approximately one mile into Kennedy Avenue. Take the second left into Brampton Avenue and continue into the Redrow development where the property can be found within the cul-de-sac on the right hand side.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Spindle balustrade to the staircase. Single panelled radiator.

### Lounge

15'08 to the bay x 13'00

Feature fireplace. Ceiling cornice. uPVC double glazed leaded style windows to the bay. Double panelled radiator. Open way through to the Dining Room

### Dining Room

9'10 x 9'06

Ceiling cornice. uPVC double glazed sliding patio doors opening onto the rear garden. Single panelled radiator.

### Kitchen

9'06 x 9'02

Single drainer composite 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 single oven with four ring gas hob and extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Understairs storage cupboard. uPVC double glazed window. uPVC door opening to the side of the property. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Access to the loft via a pull-down ladder. uPVC double glazed window.

### Bedroom One

12'03 to the bay x 12'04

Fitted wardrobes with mirror-fronted sliding doors. uPVC double glazed leaded style windows to the bay. Single panelled radiator.

#### **En-suite**

The white suite comprises a fully tiled cubicle with thermostatic shower over and a combined sink and W.C. vanity unit with storage below. Electric shaver point. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

#### **Bedroom Two**

12'04 x 9'04

Fitted wardrobes with mirror-fronted sliding doors. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

9'08 x 6'11

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The white suite comprises a panelled bath with mixer tap with thermostatic rainfall and detachable shower head over and a combined sink and W.C. vanity unit with storage. Mirror-fronted cabinet. Electric shaver point. Cupboard housing the Vaillant combination condensing boiler. Fully tiled walls. uPVC double glazed leaded style window. Chrome heated towel rail.

#### **Outside**

#### **Garage**

16'11 x 8'06

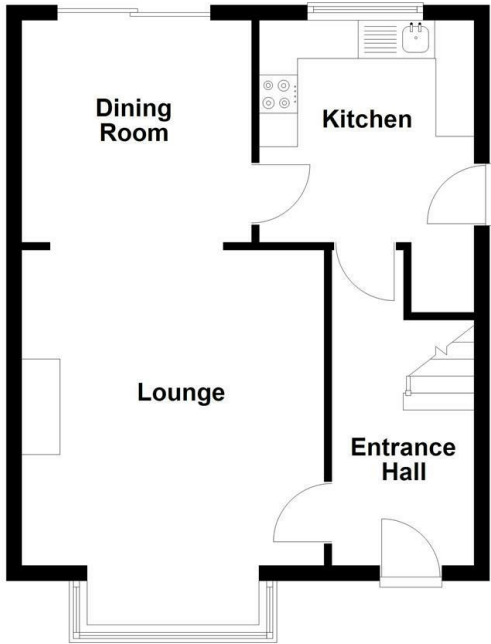
#### **Gardens**

The property sits behind a tarmacadam driveway providing ample off-road parking as well as access to the garage. Adjacent is a neat lawned garden enhanced by attractive flower beds. For the garden to the rear is fully enclosed within fenced borders and incorporates a stone flagged patio, wooden decking and a neat lawn with raised flower beds.

**£335,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

