HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

26 Fir Grove, Macclesfield, SK11 7SF





26, Fir Grove, Macclesfield, Cheshire SK11 7SF

Situated on a generous corner plot, this two-bedroom end-of-terrace property enjoys a convenient location on the doorstep of South Park, with local shops and amenities close at hand. Macclesfield town centre and railway station are also just a short drive away.

The property now requires updating and modernisation throughout, presenting an excellent opportunity for prospective purchasers to create a comfortable home tailored to their own tastes and requirements. The accommodation comprises an entrance hall, living room and kitchen to the ground floor, with two well-proportioned double bedrooms and a bathroom to the first floor. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property occupies an attractive corner plot, with an enclosed garden to the front and an adjacent driveway providing off-road parking. To the rear, a particularly impressive lawned garden offers excellent outdoor space, being fully enclosed by fenced boundaries and complemented by established hedged borders.

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 in a southerly direction along the A523. After a short drive after passing through the traffic lights at Byrons Lane turn right into Western Avenue, follow the road round into Robin Hood Avenue and take the first left into Coppice Rise. Fir Grove is the next left.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
uPVC front door with glazing inset. Handrail to the staircase. Double panelled radiator.

Kitchen
12'1 x 6'9 max
Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye-level units with contrasting work surfaces and tiled splashbacks. Gas cooker point. Space for freestanding fridge/freezer. Extractor fan. Wall-mounted Worcester Bosch combination condensing boiler. Plumbing for washing machine. uPVC double glazed windows to the front and side elevation. Double panelled radiator.

Living Room
12'3 x 12'5 max
uPVC double glazed window. Double panelled radiator.

Rear Porch
Understairs storage cupboard housing the utility meters. uPVC door leading to the rear garden.

First Floor

Landing
Spindle balustrade and handrail to the staircase. Fitted airing cupboards. Loft access. uPVC double glazed window.

Bedroom One
11'2 x 9'5 max
uPVC double glazed window. Double panelled radiator.

Bedroom Two
9'5 x 8'00
Fitted shelving. uPVC double glazed window. Double panelled radiator.

Bathroom
The suite compirses; a tiled bath. Pedestal hand wash basin. Low-suite W.C. Dado rail. Partially tiled walls. Extractor fan. uPVC double glazed window. Double panelled radiator.

Outside

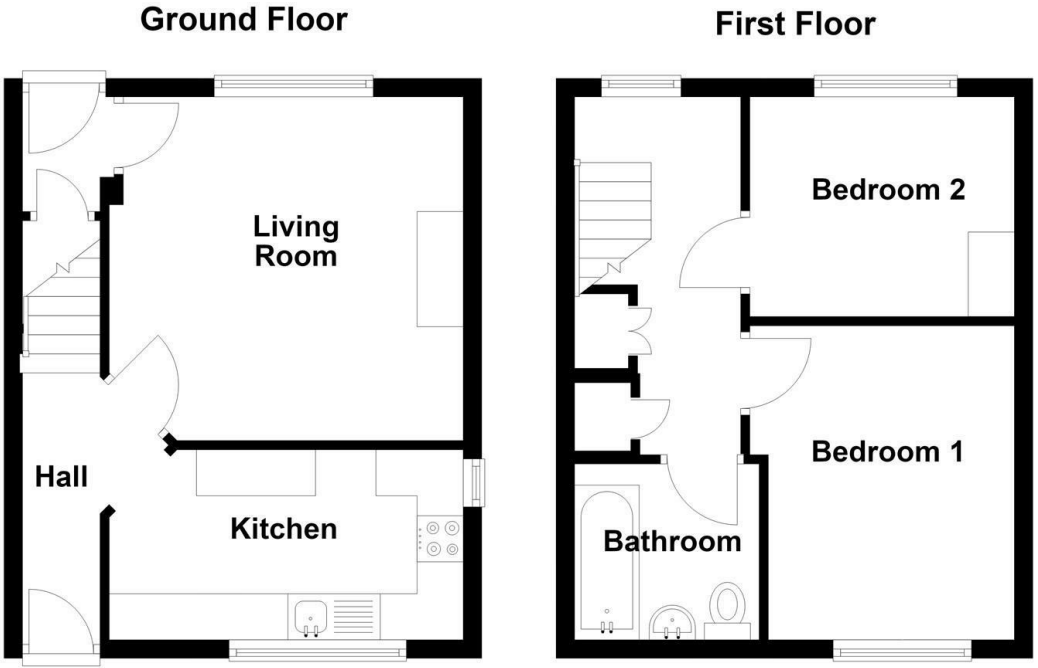
Gardens
The property is set back behind a front garden with hedged borders. Adjacent, there is a driveway allowing ample off-road parking. To the rear, the garden is primarily laid to lawn with a raised patio area and is enclosed within fenced and hedged borders.

Tenure
Freehold

£159,950

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