HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

26 St. Austell Avenue, Macclesfield, SK10 3NN

26, St. Austell Avenue, Macclesfield, Cheshire SK10 3NN

Situated on the ever-popular Greenside development in Macclesfield, this attractive three-bedroom semi-detached home on St. Austell Avenue offers an ideal opportunity for families and first-time buyers alike. Greenside has long been favoured for its welcoming community feel and convenient setting, and this well-presented property perfectly complements its surroundings.

The accommodation briefly comprises; an entrance hall, ground floor W.C., lounge, and a dining kitchen with a bright conservatory to the rear. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property further benefits from gas fired central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round.

Externally, a double width driveway to the front of the property provides generous off-road parking and extends along the side of the property, giving access to a detached garage. The fully enclosed rear garden has been designed with ease of maintenance in mind, featuring a flagged patio area ideal for outdoor dining and a low-maintenance artificial lawn.

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 Chester Road towards Broken Cross. Proceed straight over the junction into Chelford Road and take the first right into Whirley Road. Take the second right into Newquay Drive and turn left onto St Austell Avenue and number 105 can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset and adjoining. Ceiling cornice. Dado rail. Meter cupboard. Handrail to the staircase. Laminate flooring.

Cloakroom/W.C.
Low suite W.C. Washbasin with mixer tap and storage below. Worcester Bosch combination condensing boiler. Partially tiled walls. uPVC double glazed window. Laminate flooring.

Lounge
17'05 x 10'06
Ceiling cornice. Dado rail. Glass shelving. uPVC double glazing to the bay. uPVC double glazed window. Double panelled radiator.

Dining Kitchen
15'02 x 9'10
One and a half bowl single drainer compostie sink unit with mixer tap and base unit below. An additional range of matching base and eye level units extending to a breakfast bar with contrasting work surfaces over. Electric cooker point with extractor hood over. Plumbing for automatic washing machine. Space for tumble dryer. Understairs storage cupboard. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Conservatory
11'04 x 10'11
uPVC double glazed windows. uPVC double doors opening onto the rear garden. Laminate flooring.

First Floor

Landing
Handrail to the staircase. Ceiling cornice. Dado rail.

Bedroom One
10'10 x 10'08
Ceiling cornice. Airing cupboard. uPVC double glazed window. Single panelled radiator.

Bedroom Two
10'10 x 10'07
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three
7'05 x 7'03
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with central mixer tap and thermostatic rainfall shower and additional shower attachement over, a combined W.C. and washbasinvanity unit with storage. Fully tiled walls. uPVC double glazed wndow. Chrome heated towel rail.

Outside

Garage
18'0 x 8'03
Up and over door to the front and a uPVC door to the side. Power and light.

Gardens
To the front of the property is a double width driveway providing off-road parking and which runs along the side to the garage.. The fully enclosed garden to the rear includes a flagged patio and low maintenance artificial lawn.

Tenure
Freehold, with a chief rent of £15.00 per annum.

£309,950

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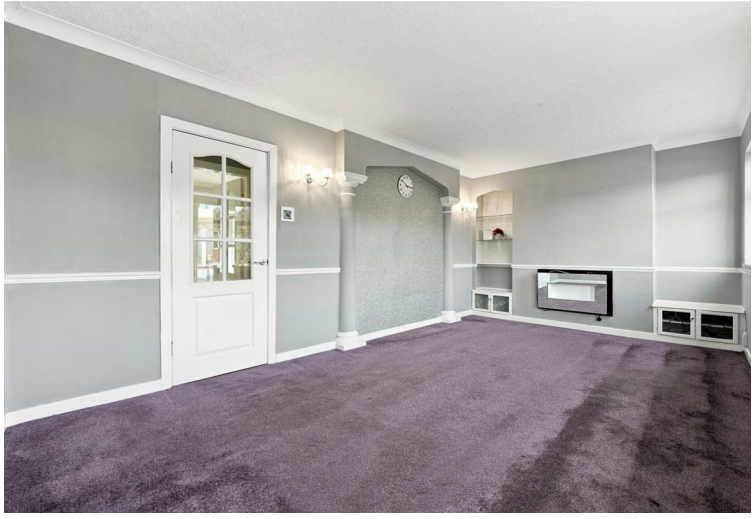

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