HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

7 Briarwood Avenue, Macclesfield, SK11 7RH





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This three-bedroom semi-detached property offers an exciting opportunity for those seeking a renovation project, requiring a comprehensive programme of refurbishment but providing considerable scope to modernise and transform the accommodation to suit individual tastes and requirements.

The ground floor briefly comprises an entrance hall, lounge, dining room and kitchen, with three well-proportioned bedrooms and a bathroom to the first floor. The property also benefits from a range of useful outhouses, offering valuable ancillary space with potential for a variety of uses, subject to any necessary consents.

Externally, the property is set back from the road behind a driveway providing off-road parking for one vehicle, together with a sizeable lawned front garden. To the rear is a good-sized garden which, with some landscaping and attention, offers excellent potential to create an attractive and enjoyable outdoor space.

The property is conveniently positioned for a range of local amenities, while South Park is just a short walk away, providing extensive green space and recreational facilities.

Requiring substantial modernisation throughout, this is a property with genuine potential for those looking to take on a project and create a home to their own specification. With vision and investment, both the accommodation and outside space could be significantly enhanced, making this an interesting opportunity for refurbishment buyers and investors alike.

PUBLIC NOTICE

DATE OF PUBLIC NOTICE: 28/10/2026

7 Briarwood Avenue, , Macclesfield, SK11 7RH

We advise that an offer has been made for the above property in the sum of £177,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Holden & Prescott
1-3 Church Street, North West, SK11 6LB
Tel: 01625 422 244

Proceed out of Macclesfield along Mill Lane (A523) towards Leek. Take the next turning on the right into Mill Road and follow the road round into High Street. Proceed to the end and turn right into Maple Avenue. Take the first left turn into Briarwood Avenue and the property 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. Handrail to the staircase. Dado rail. uPVC double glazed window. Double panelled radiator.

Lounge
18'1 x 11'5 reducing to 8'3
Electric fire set within a timber surround and mantel fireplace. T.V. aerial point. uPVC double glazed windows to front and rear elevation. Two single panelled radiators.

Dining Room
11'4 x 9'10
uPVC double glazed window. Single panelled radiator.

Kitchen
18'2 x 7'10
Single drainer stainless steel sink. Base and eye level units with tiled splashbacks. Gas cooker point. Built-in storage cupboard. uPVC double glazed windows. uPVC door.

First Floor

Landing
Handrail to the staircase. Loft access. Cupboard housing the Vaillant combination boiler. uPVC double glazed window. Single panelled radiator.

Bedroom One
18'2 x 11'4 reducing to 8'4
Built-in cupboard. uPVC double glazed windows to front and rear elevation. Single panelled radiator.

Bedroom Two
10'2 x 9'11
Built-in cupboard. uPVC double glazed window. Single panelled radiator.

Bedroom Three
11'6 x 7'11
uPVC double glazed window. Single panelled radiator.

Bathroom
Panelled bath with electric shower over. Pedestal washbasin. Low suite W.C. Extractor fan. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Outhouses
A series of breeze block outbuildings with power and light.

Gardens
To the front of the property there is a large lawned garden with a driveway providing off-road parking for one vehicles whilst the garden to the rear the garden is fully enclosed and features mature hedging.

Tenure
Freehold.

£185,000

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