



## 10 BODMIN AVENUE MACCLESFIELD SK10 3JU

A spacious four-bedroom detached family home, situated within the ever-popular Greenside development, conveniently positioned close to highly regarded primary and secondary schools including Whirley and Fallibroome, as well as Macclesfield Leisure Centre and excellent local transport links. The property has been skilfully extended to create a superb open-plan family/dining kitchen, perfectly suited to modern family living. The well-balanced accommodation in brief comprises; entrance hallway with stairs to the first floor, downstairs WC, study, sitting room, an impressive open-plan family/dining kitchen and a separate utility room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a delightful enclosed garden featuring mature planted borders, a variety of shrubs and a stone patio area perfect for relaxing or entertaining friends and family.

### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Directions

Leaving Macclesfield along Victoria Road, turn right at the roundabout onto Priory Lane. Take the first left onto Birtles Road and take the first left again onto Redruth Avenue. At the bottom of the road turn right onto St Austell Avenue and then take the first right onto Bodmin Avenue where the property will be found on the right hand side.

### Entrance Hallway

Accessed via a composite door. Inset mat. LVT flooring. Radiator. Stairs to the first floor landing.

### Downstairs WC

Low level WC and vanity wash hand basin. Double glazed window to the front aspect. Radiator

### Study

10'7 x 8'3

Double glazed window to the front aspect. Radiator.

### Sitting Room

11'4 x 11'3

Versatile room with double glazed window to the front aspect. Radiator.

### Family Area

14'0 x 13'6

Light and airy reception room with double glazed French doors to the garden. Feature fireplace with pebble effect gas living flame fire and marble style surround. LVT flooring. Ceiling coving.

### Dining Area

14'0 x 10'0

Ample space for a dining table and chairs. Double glazed French doors to the garden. LVT flooring. Ceiling coving. Contemporary radiator.

### Kitchen

16'0 x 8'4

Fitted with a range of gloss handleless base with quartz work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over. Built in NEFF double oven. Space for a dishwasher and American style fridge/freezer. Recessed ceiling spotlights. LVT flooring. Double glazed windows to rear aspect. Contemporary radiator.

### Utility

8'3 x 6'1

Fitted with a range of gloss handleless base units with quartz work surfaces over and matching wall mounted cupboards. Underhung sink unit with mixer tap. Space for a washing machine and tumble dryer. Vaillant boiler. LVT floor. Door to the side aspect.

### Stairs To The First Floor

### Master Bedroom

18'3 x 8'4

Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

### Stylish En-Suite

Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

### Bedroom Two

13'7 x 12'0 max

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

10'1 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Four

9'6 x 7'1

Well proportioned bedroom with double glazed window to the front aspect. Radiator.

### Family Bathroom

Fitted with a white suite comprising; panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect. Recessed ceiling spotlights.

### Outside

### Driveway

A driveway to the front provides off road parking. Courtesy gate to both sides of the property allows access to the garden.

### Garden

To the rear is a delightful and enclosed garden with mature planted borders, a variety of shrubs and a stone patio area to sit and relax with friends and family. Courtesy gates to both sides of the property provides access to the front. Hot and cold outside tap.

### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is D. We would advise any prospective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |