



Western Avenue, Macclesfield, SK11 8AW.
£350,000

Whittaker & Biggs Est. 1930

241 Western Avenue, Macclesfield

Located at the top of Ryles Park Road and sitting well back from the road behind a deep frontage stands this highly attractive and larger than average three bedroom semi. The property has huge character and also benefits from a rear ground floor extension, which has created a fantastic sized 16ft living room. The property also benefits from a larger than average hall and landing area enabling the creation of a study space up on the landing. The third bedroom is again larger than typically found with this style of property and, as the photograph highlights, it is capable of accommodating two single beds or a double. The property is warmed by gas central heating and has double glazing. In brief the accommodation comprises; entrance hall, large living room, dining room, fitted kitchen, galleried landing, three bedrooms and a shower room/wc. The mature front and rear gardens are a further lovely feature of this splendid home and there is a 50ft long driveway. To the rear of the property there is also good sized detached brick garage. This is a great all-round family home which benefits from being both handy for town and the station. Viewing is highly recommended.



ACCOMMODATION

Entrance Hall

Double glazed leaded front door. Radiator. Cloaks cupboard. Wooden balustrade and turning staircase. Double glazed leaded window to front.

Living Room 15' 11" x 14' 9" maximum (4.85m x 4.49m)

Double glazed patio doors and window. T.V point. Radiator. Living flame gas fire with tiled hearth and surround.

Dining Room 13' 0" x 10' 10" into bay (3.95m x 3.31m)

Double glazed leaded bay window. Radiator. Inset living flame gas fire.

Kitchen 15' 5" x 6' 9" (4.69m x 2.07m)

Fitted kitchen units to base and eye level. Integrated dish washer. Plumbing for washing machine. Space for 5 ring range cooker with large extractor hood over. Composite side door with double glazed insert, Double glazed window to side. Quarry tiled floor. Tiled splash backs. Radiator. Large under stairs storage cupboard with double glazed window and Worcester combination gas central heating boiler.

Landing

Galleried landing incorporating the study space. Double glazed window to front. Built-in shelved cupboard. Loft hatch.

Bedroom One 11' 1" x 10' 10" into wardrobes (3.39m x 3.30m)

Double glazed window to rear. Built-in wardrobes. Radiator.

Bedroom Two 10' 11" x 10' 10" into wardrobes (3.33m x 3.31m)

Double glazed window to front. Radiator. Built-in cupboard. Built in wardrobe.

Bedroom Three 10' 8" x 8' 6" maximum (3.25m x 2.59m)

Double glazed window to rear. Radiator.

Shower Room

Shower enclosure with mixer shower. Pedestal wash basin. W.C. Double glazed window to side. Tiled walls. Built-in storage cupboards. Extractor fan.

Rear Garden

The rear garden has two lawned areas and stone steps leading up to a patio area with pergola. There is hedging to rear and side providing privacy. A long 50ft driveway tarmac driveway leads from the front to the detached brick built garage. There is an outside water tap to the side. To the front is a deep lawn with mature shrubbery.

Garage 14' 5" x 8' 6" (4.4m x 2.6m)

Window. Tiled roof. Up and over door. Lighting.

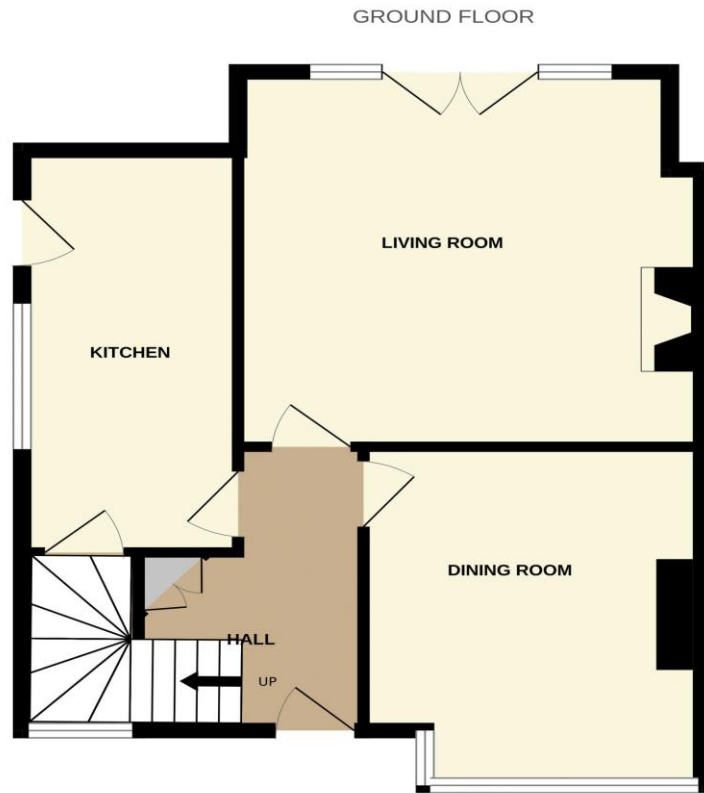
Note:

Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Turn right at the junction opposite the railway station onto Sunderland Street. Proceed through the traffic lights and over the mini roundabout onto Park Lane. At the traffic lights turn left into Ryles Park Road. As the road bends at the top take the right and the property is on the left.

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