



Thornton Avenue, Macclesfield, SK11 7UG.
£320,000

Whittaker
& Biggs Est. 1930

3 Thornton Avenue, Macclesfield

This beautifully presented three bedroom semi detached home benefits from a stunning newly fitted kitchen with integral appliances and a small extension has been added to the rear. There is also a very handy ground floor WC and a spacious laundry room, which provides access into the remaining area of garage. The accommodation, which has been re-decorated and had new carpeting fitted, looks immaculate throughout and is warmed by a modern combination boiler. There is also double glazing and an attractive composite front door. In brief the accommodation comprises; spacious entrance hall, ground floor WC, a 23ft living room/dining room, the beautiful fitted kitchen, laundry room, landing, two double bedrooms, a small single bedroom and a contemporary bathroom with a pristine white suite. Outside, there is a low maintenance garden with a small lawn and patio areas. Off road parking is well-catered for upon the driveway located to the front. We offer this property for sale with no onward chain - viewing highly recommended.



ACCOMMODATION

Entrance Hall 14' 4" x 6' 5" (4.38m x 1.96m)

Radiator. Staircase with spindled balustrade. Window to side. Composite double glazed front door.

WC

Push button W.C. Sink unit with waterfall mixer tap. Radiator. Tiled flooring.

Living room/dining room 23' 3" x 10' 4" (7.09m x 3.16m)

Double glazed bay window to front. Double glazed patio doors to rear. Two radiators. Four wall light points.

Kitchen 16' 2" x 7' 11" reducing to 6' 5" (4.92m x 2.41m reducing to 1.95m)

Attractive, newly fitted kitchen units to base and eye level with driftwood effect work tops and matching upstands. Induction hob with extractor over. Integral electric oven. Integral dish washer. Stainless steel sink unit with mixer tap. Tiled flooring. Double glazed window to rear. Velux window. Radiator.

Laundry Room 12' 10" x 7' 10" (3.92m x 2.38m)

A very useful additional space, which could be put to use as an office or kept as it is now or, maybe, even a combination of the two! Fitted kitchen units to base and eye level. Radiator. Worcester combination gas central heating boiler. Double glazed window and door to rear. Access to garage.

Landing

Radiator. Double glazed window to side.

Bedroom one 11' 10" x 10' 5" (3.6m x 3.18m)

Double glazed window to rear. Radiator.

Bedroom two 10' 10" x 10' 5" (3.3m x 3.18m)

Double glazed window to front. Radiator.

Bedroom three 6' 6" x 6' 3" increasing to 7' 11" into doorway (1.98m x 1.91m increasing to 2.42m)

Double glazed window to front. Radiator.

Bathroom/WC 7' 2" x 6' 4" (2.19m x 1.93m)

Modern white suite comprising panel bath with mixer shower over and glazed screen. Pedestal wash basin. Push button W.C. Double glazed window to rear. Shelved storage cupboards. Radiator. Part tiled walls.

Attached Storage Garage 12' 11" x 8' 11" (3.94m x 2.71m)

Up and over door. Lighting. Ideal for storage purposes and can be accessed without going outside!

Outside

To the rear there is a garden with an area of lawn and two patio areas. There is a bedding area and the garden is fenced and has an outside water tap. To the front there is a further area which is laid to lawn and a driveway.

Note:

Council Tax Band: C

EPC Rating: D

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

From this office turn right at the junction opposite the railway station. Go through the first set of traffic lights along Sunderland Street and at the next set proceed across into Park Street. Cross the mini roundabout into Park Lane and continue across the next set of lights. At the top of Park Lane turn left on to Congleton Road and take the second turning on the right into Thornton Avenue.

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2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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