

IN A VERY PLEASANT CUL DE SAC POSITION WITHIN A THIS POPULAR RESIDENTIAL SETTING, A LOVELY TWO BEDROOMED SEMI DETACHED HOME PRESENTED IN A VERY SMART AND APPEALING MANNER.



10 MADRON AVENUE. MACCLESFIELD, CHESHIRE SK10 3PW

**£250,000**

## 10 MADRON AVENUE, MACCLESFIELD, CHESHIRE, SK10 3PW

This is a very smartly presented and well maintained home that offers bright and easily managed accommodation with well balanced rooms arranged over two floors. The spacious through living room is ideal for entertaining, and the kitchen is an enjoyable environment with modern pale grey cupboard units and a very pleasant aspect over the rear garden. At first floor level there are two good sized bedrooms and a smart shower room. A lovely view can be enjoyed at the rear from the slightly elevated position, over the rooftops of the bungalows to the hills of the Peak District beyond.

The paved frontage provides good off road parking space, and there is also a useful attached single garage. The rear garden is a delight, with spacious patio and shaped lawn with borders. Again, the size of this is ample whilst allowing for ease of management.

Madron Avenue is a very pleasant side cul de sac side road within the popular 'Greenside' development. Its location to the west of Macclesfield centre is a convenient one for access to highly regarded local schools, the hospital, leisure centre, Alderley Park and also the Cheshire Countryside that surrounds the town. Macclesfield town centre offers good shopping facilities plus a mainline rail station. Manchester Airport is approximately 30 minutes drive away.

There is full gas fired central heating and uPVC double glazing throughout the accommodation which comprises in more detail:-

### GROUND FLOOR:

ENTRANCE PORCH	uPVC front door. Cloaks cupboard with meters.
LIVING ROOM	19'0" x 11'9" (5.82m x 3.65m) Open plan room with lounge and dining areas. 2 Central heating radiators.
KITCHEN	11'9" x 8'0" (3.65m x 2.44m) Attractively fitted with pale grey units to floor and wall incorporating 1½ bowl stainless steel sink. Washing machine plumbing, spaces for gas/electric cooker and for tall fridge/freezer. Cupboard with wall mounted gas fired combi style central heating boiler. Modern style central heating radiator. Tiled floor. Back door.

Stairs from the Living Room lead to:

### FIRST FLOOR:

LANDING	
BEDROOM NO.1	11'9" x 9'7" (3.65m x 2.97m) Central heating radiator.
BEDROOM NO.2	11'9" x 8'2" (3.65m x 2.50m) Central heating radiator.
SHOWER ROOM/WC	Shower enclosure with thermostatic shower, pedestal washbasin, and WC. Central heating radiator.

OUTSIDE:

**ATTACHED GARAGE** 16'6" x 7'2" (5.08m x 2.21m)  
Parking to the front, private garden to the rear with patio, lawn and borders.

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: 'C'

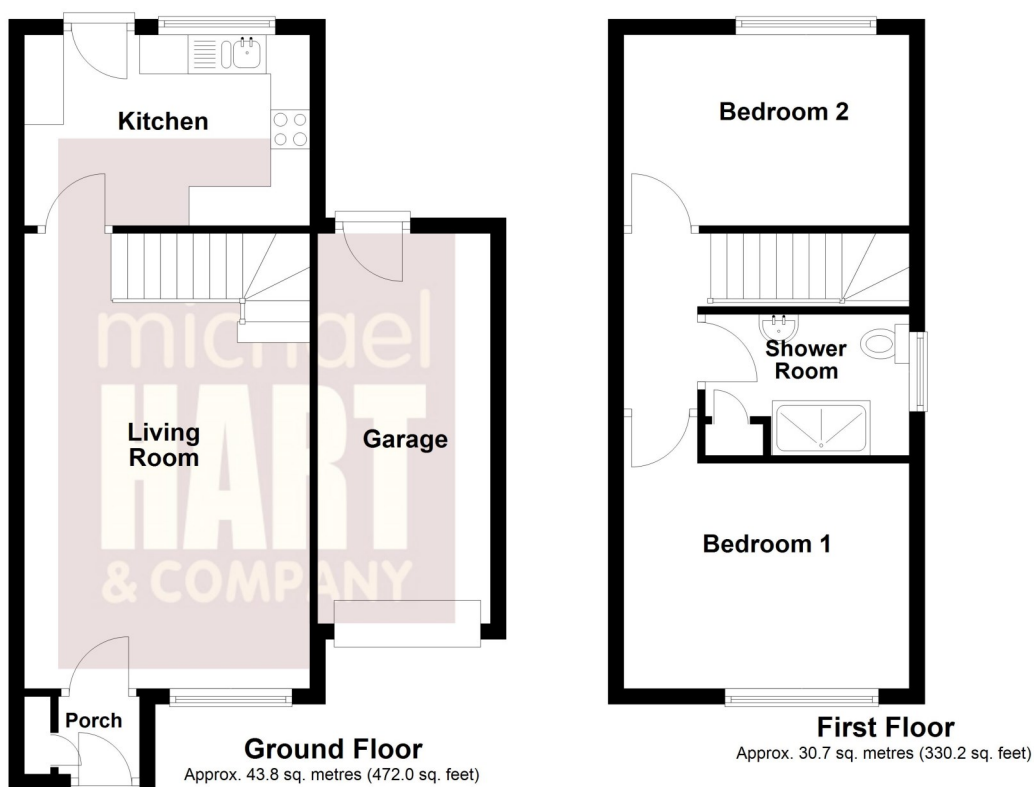
TENURE: Freehold

PRICE: **£250,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company.

ENERGY RATINGS: EPC rating TBC

FLOOR PLANS:



Total area: approx. 74.5 sq. metres (802.2 sq. feet)

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

*Please take note of these points*

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

