

NO ONWARD CHAIN
**A WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE HOUSE,
WITH DRIVEWAY AND GARDEN
IN A POPULAR RESIDENTIAL AREA OF MACCLESFIELD**



119 BROCKLEHURST AVENUE, MACCLESFIELD,
CHESHIRE, SK10 2RQ
£235,000

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Offered chain free, this well presented two double bedroom, end of terrace home is in a popular residential area close to local amenities including local shops and Macclesfield town centre.

To the ground floor is the dual aspect lounge with sliding glass doors to the rear, providing plenty of natural light and also access to the decking area in the rear garden. The current owners have recently updated the kitchen with modern fitted units.

To the first floor are two double bedrooms and a family bathroom.

A useful large loft space accessed from the hallway is fully boarded and provides a fantastic space for additional storage.

Outside the property benefits from a garden to the front with path leading to the front door, a driveway to the side providing off road parking and a garden to the rear with decking area. A large brick built store with power, offers a useful area to store garden tools, with the current owners using this space for the washing machine and tumble dryer.

Brocklehurst Avenue is in Hurdsfield, which is a popular residential area on the outskirts of Macclesfield. This location is convenient for local amenities and also Macclesfield Town Centre where there is a selection of shops, restaurants and bars, as well as being a short drive to surrounding countryside.

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

GROUND FLOOR

ENTRANCE HALL	Large understairs cupboard. Tiled floor.
LIVING ROOM	15'2" x 10'0" (4.65m x 3.07m) Dual aspect with bay window to the front and double glass sliding doors to the rear opening to decking in rear garden. Electric fire and central heating radiator.
DINING KITCHEN	11'4" x 8'9" (3.49m x 2.73m) With modern fitted kitchen to floor and wall. Stainless steel sink. Integrated dishwasher . Electric oven with 4 ring gas hob with extractor hood. Breakfast bar. Part tiled. Space for fridge freezer. Central heating radiator. Door leading to rear garden and store which has sheltered access.

A staircase from the hallway leads to:

FIRST FLOOR

BEDROOM NO.1	11'9" x 10'3" (3.65 x 3.16m). Large built in cupboard. Central heating radiator.
BEDROOM NO.2	11'3" x 8'8" (3.45m x 2.70m) Large built in wardrobe. Central heating radiator.
BATHROOM	White three piece suite with WC, washbasin in vanity unit and bathtub With overhead shower.

OUTSIDE:

Garden to the front with path to front door. Driveway to the side and path to the rear garden to the side of the property. Decking area and lawn. Large brick built store with light and power.

SERVICES:

All mains services are connected.

TENURE:

Freehold.

COUNCIL TAX:

Band 'B'

PRICE:

£235,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

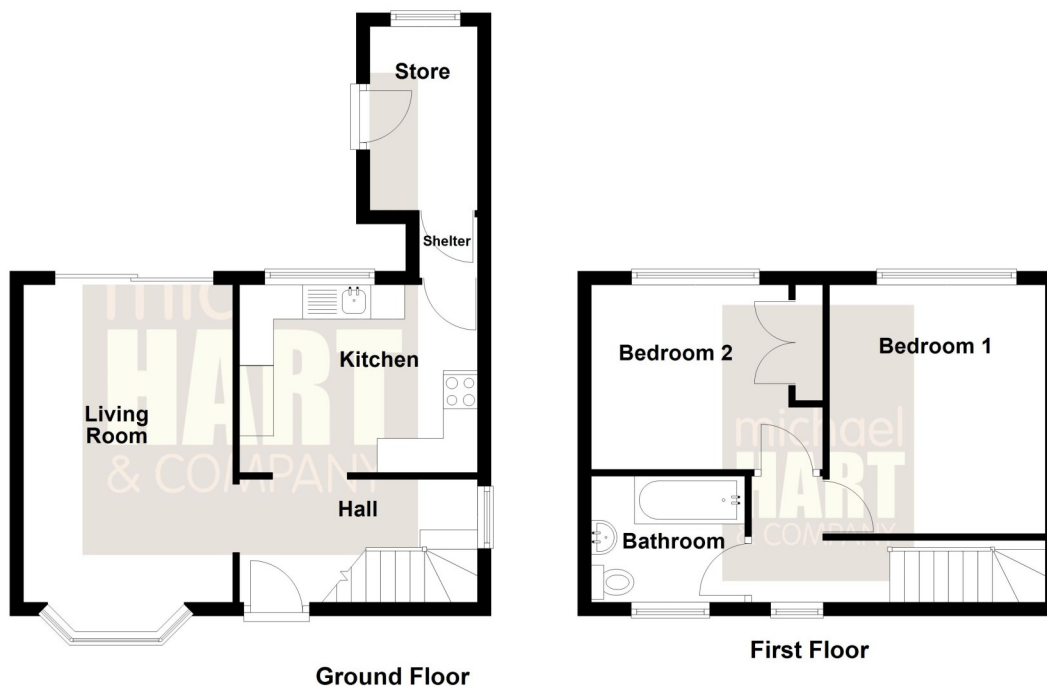
DIRECTIONS:

From Macclesfield town centre, head out of town towards Rainow on Hurdsfield Road (B5470). Turn left onto Queens Avenue and then second right, which is Brocklehurst Avenue. Follow this round and 119 is the last property on the left hand side before the left turning for Carisbrook Avenue.

ENERGY RATING:

EPC rating 'TBC'

FLOOR PLAN:



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.

