

**** NO ONWARD CHAIN****
A DETACHED 3 BEDROOM HOME WITH HUGE POTENTIAL
ON A QUIET CUL-DE-SAC IN A DESIRABLE LOCATION
CLOSE TO OPEN COUNTRYSIDE AND LOCAL AMENITIES



10 PEXHILL DRIVE, MACCLESFIELD CHESHIRE, SK10 3LP

Offers Over £350,000

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Viewings are highly recommended to fully appreciate the size of the property and plot. Positioned in a quiet cul-de-sac close to open countryside on the edge of Macclesfield, the property would benefit from some modernisation. The flexibility of the space on offer provides huge potential to create a beautiful family home.

To the ground floor is a large living room with sliding glass doors opening onto the westerly facing garden, capturing the afternoon and evening sun. The kitchen is well equipped with plenty of fitted units and a large storage cupboard.

At this level are also the shower room/WC, a bedroom which could be used as an office or snug depending on the owners requirements and a separate dining room. Stairs from the dining room lead to the first floor where there are two double bedrooms and a bathroom.

Externally, there is a garden to the front of the property and a driveway to the side leading to the attached garage. Access round the side leads to a fantastic well established garden to the rear, laid mainly with lawn and patio area.

The house stands in a lovely position on the edge of Macclesfield adjacent to fields and open countryside. In addition there is also the convenience of shops for everyday needs close by. Fallibroome High School and a number of primary schools are also within walking distance.

Macclesfield centre is two miles to the east where there is a further range of shops and a mainline rail station.

The accommodation has uPVC double glazing, gas fired central heating and comprises in more detail:

GROUND FLOOR

FRONT PORCH

ENTRANCE HALL

Central Heating Radiator

LIVING ROOM

15'5" x 15'0" (4.75m x 4.59m) Open fire in brick surround, tiled hearth and wooden mantel. Sliding glass doors opening onto rear garden. 2x central heating radiators.

KITCHEN

11'0" x 9'7" (3.36m x 2.96m) With fitted units to floor and wall. Space and electric point for cooker. Large storage cupboard. Door opening to side porch.

DINING ROOM

14'5" x 9'7" (4.42m x 2.96m) Central heating radiator.

BEDROOM NO.3

10'3" x 9'7" (3.16m x 2.96m) Central heating radiator.

SHOWER ROOM/WC

Large shower enclosure with electric shower. WC and washbasin. Central heating radiator.

A staircase from the dining room leads to:

FIRST FLOOR

BEDROOM NO.1

13'9" x 13'1" (4.25m x 4.05m) Central heating radiator. Storage in eaves with sliding doors.

BEDROOM NO.2

13'1" x 11'4" (4.05m x 3.50m) Central heating radiator. Storage in eaves with sliding doors.

BATHROOM

Three piece suite with bath, WC and pedestal washbasin. Central heating radiator.

OUTSIDE:

As previously mentioned. Large Westerly facing garden to the rear laid with lawn and patio area. Garden to the front with driveway leading to attached garage

GARAGE:

16'5" x 9'0" (5.02m x 2.74m) Up and over garage door.

SERVICES:

All mains services are connected.

TENURE:

Freehold.

COUNCIL TAX:

Band 'E'

PRICE:

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VIEWING:

By appointment with the AGENTS Michael Hart & Company.

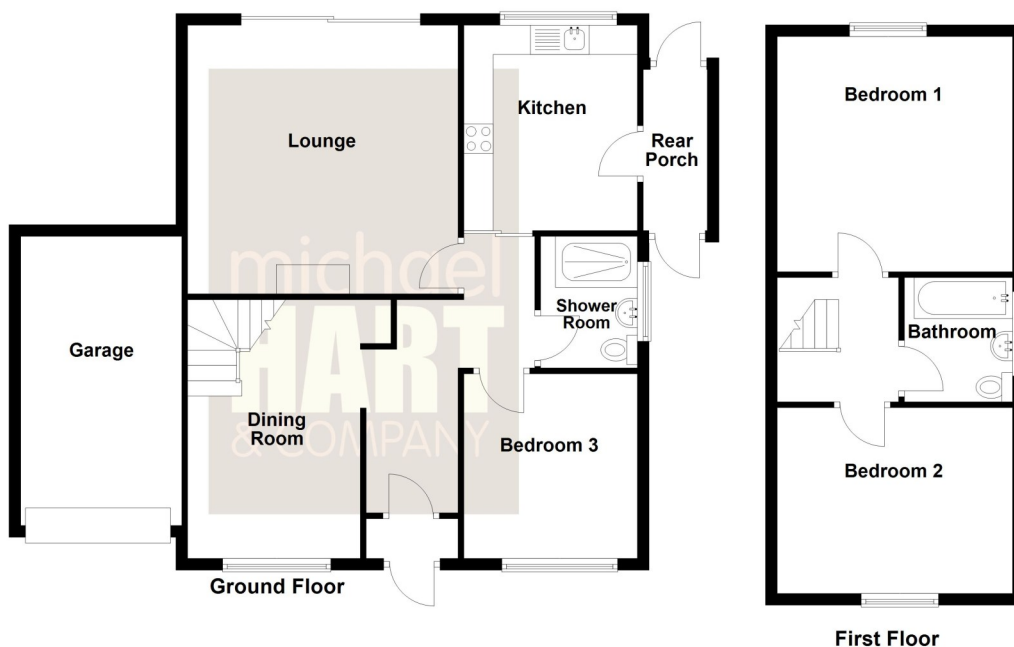
DIRECTIONS:

From Macclesfield travel west along the A537 for approximately 2 miles until reaching Broken Cross roundabout. Turn left onto Gawsworth Road and then second right onto Pexhill Road. Pexhill Drive is on the left hand side with the property on the right.

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.

