





7, Ashton Avenue, Macclesfield, Cheshire SK10 3PY

This is a charming location that offers the perfect blend of tranquillity and convenience. This delightful semi-detached bungalow has just received a full modernisation program and is presented to the market in immaculate order throughout.

The accommodation has been modified to meet the needs of the modern buyer, from the porch there is an entrance hall, a lounge which opens onto the dining kitchen, two bedrooms and a bathroom. The property has uPVC double glazing and gas central heating installed.

The property sits in a decent size corner plot with gardens to three sides. The garden to the rear is fully enclosed and incorporates a patio and a lawn. There is off road parking for two vehicles and a single brick built garage.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street bearing right into Prestbury Road and then left into Victoria Road. At the next roundabout turn right into Priory Lane and left into Birtles Road. Take the second turning on the left into St Austell Avenue and the second turning on the right into Ashton Close.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC front door with double glazed panels. Laminate flooring. uPVC double glazed windows.

Entrance Hall

Loft access. Laminate flooring. Downlighting. Contemporary radiator.

Lounge

17'4 x 9'11

Electric fire set within a wooden surround, mantel and marble hearth. Downlighting. uPVC double glazed windows to the bay. Laminate flooring. Column style radiator. Openway through to the Dining Kitchen.,

Dining Kitchen

12'6 x 9'10

A single drainer composite sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated appliances include a single oven with four ring gas hob and extractor hood over, microwave oven, fridge/freezer, dishwasher and a washing machine. Downlighting. Laminate flooring. uPVC double glazed window.

Bedroom One

11'10 x 10'2

Downlighting. uPVC double glazed window. Column style radiator.

Bedroom Two

9'2 x 7'8

Downlighting. uPVC double glazed window. Column style radiator.

Bathroom

The white suite comprises a panelled bath with screen, mixer tap and thermostatic shower over, a vanity hand basin with mixer tap and cupboard below and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. Tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens**

The garden to the front and side is predominantly lawned with borders of shrubs and bushes whilst to the rear of the property there is a fully enclosed garden which again is predominantly lawned with a block paved patio. There is also a young laurel hedge border.

Garage

A brick built detached garage with electric roller door. Power and light.

£293,950

HOLDEN & PRESCOTT

Ground Floor





