





## 1, St. James Avenue, Macclesfield, Cheshire SK11 9RY

St. James Avenue is a charming location for this delightful property. This spacious four-bedroom bungalow is situated in a quiet cul-de-sac, perfect for those seeking a peaceful retreat.

From a pleasant and welcoming entrance hall there is an impressive 24' lounge/dining room which opens onto a beautifully appointed kitchen. The remainder of accommodation includes four well proportioned bedrooms and a shower room. The property is warmed with gas central heating and uPVC double glazing is installed.

Standing proudly on this corner plot, this property enjoys gardens to three sides. From a double driveway there is access to a double garage and to the enclosed garden to the rear which incorporates a patio, lawn and flower beds. The garden has a southerly aspect and enjoys the best of the afternoon and evening sun.

One of the highlights of this property is the sense of community spirit that permeates the parish of Gawsworth, making it a wonderful place to call home.

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 Park Lane turning left at the second set of traffic lights into Congleton Road (A536) and proceed in a westerly direction. Turn left at the Gawsworth crossroads into Church Lane and next left into Woodhouse Lane and left again into Longbutts Lane. Follow the road all the way round, into St James Avenue and the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

#### **Covered Porch**

Tiled floor. uPVC front door with double glazed panels.

#### **Entrance Hall**

Ceiling cornice. Storage cupboards. Single panelled radiators.

#### **Lounge/Dining Room**

23'11 x 15'9

Stone fireplace with hearth, surround and mantel with electric fire inset. Ceiling cornice. T.V. aerial points. Double doors onto the hallway. Engineered wood floor. uPVC double glazed windows to the front and rear elevation. Single panelled radiators. Openway through to the Kitchen.

#### **Kitchen**

15'1 x 9'2

One and a half bowl sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with Quartz work surfaces and tiled splashbacks and an extensive full wall width fitted unit with cupboards and work surfaces. Space and cooker point for a range style cooker with extractor hood over. Space for a fridge/freezer. Integrated washing machine and dishwasher. Downlighting. uPVC back door with double glazed panels opening onto the garden. uPVC double glazed window. Vertical radiator in matt black.

#### **Rear Porch**

Tiled floor. uPVC back door with double glazed panels.

#### **Bedroom One**

11'2 x 10'3

Loft access. uPVC double glazed window. Single panelled radiator.



### **Bedroom Two**

10'3 x 10'1

Fitted wardrobes. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

10'3 x 9'0

uPVC double glazed window. Single panelled radiator.

### **Bedroom Four**

10'3 x 7'11

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

A large cubicle with thermostatic shower over. Hand basin with mixer tap. Low suite W.C. Partially tiled walls. Wall light points. Extractor fan. uPVC double glazed window. Storage cupboard. Single panelled radiator.

### **Outside**

#### **Double Garage**

20'1 x 15'11

Electronic up and over door. Location of the combination style condensing boiler. Power and light.

#### **Gardens**

To the front of the property and continuing round the side is a neat lawned garden with a paved pathway and newly planted trees. To the rear of the property is a double driveway which provides access to the double garage. Paved steps provide access to the rear garden where there is also a secure gate. The garden to the rear is fully enclosed within walled and hedged borders and incorporates a patio, flower beds and lawn. The garden enjoys a southerly aspect and enjoys the best of the afternoon and early evening sun.

**£499,950**

**HOLDEN & PRESCOTT**

Ground Floor





