





11, Spinney Mead, Macclesfield, Cheshire SK10 2BY

Spinney Mead is a quiet cul-de-sac and a lovely setting for this three bedroom terrace. The property does require some general cosmetic upgrading although it has all the makings of a lovely home.

The property is of a good size benefitting from a lounge, dining room and kitchen on the ground floor, whilst to the first floor there are three double bedrooms and a bathroom. The property is warmed with gas central heating and uPVC double glazing is installed.

Set behind a full width drive the property benefits from off road parking. To the rear there is a fully enclosed garden, a store and a garden room which has power and light.

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 Hurdsfield Road and take the first left after passing Travis Perkins on the right into Queens Avenue. Meadow Way is the fourth turning on the right hand side and Spinney Mead is a continuation.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Vestibule

uPVC front door. Handrail to staircase. Meter cupboard. Laminate flooring. Double panelled radiator.

Lounge

Fireplace with marble hearth and wooden surround. Ceiling cornice. Undertairs storage cupboard with coat hooks, shelving, space for a tumble dryer, light, laminate flooring and uPVC double glazed window to the ginnell. uPVC double glazed window. Double panelled radiator. Openway through to the Dining Room.

Dining Room

Ceiling cornice. Laminate flooring. Sliding patio doors to the garden. Double panelled radiator.

Kitchen

One and a half bowl sink unit with a mixer tap and cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and splashbacks. Electric cooker point with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Combination style condensing boiler. Downlighting. Tiled flooring. uPVC double glazed window. uPVC back door with double glazed panel.

First Floor

Landing

Spindle balustrade to the staircase. Storage cupboard with shelving.

Bedroom One

uPVC double glazed window. Single panelled radiator.



Bedroom Two

uPVC double glazed window. Single panelled radiator.

Bedroom Three

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises an L-shaped bath with mixer tap, screen and thermostatic dual headed shower over, a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Tiled walls. Tiled floor. Loft access. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property sits behind a full width flagged driveway whilst to the rear which can be accessed via a secure ginnell, there is a fully enclosed garden which lies within fenced borders and incorporates a patio, artificial lawn and decking with borders.

Garden Room/Storage Shed

Power and light. Wooden floor. Folding doors onto the patio. The storage shed has a secure door.

£239,950

HOLDEN & PRESCOTT





