





7, Meadow Way, Macclesfield, Cheshire SK10 2BX

This mature, semi detached property lies within a pleasant cul-de-sac and within a short drive of Macclesfield town centre. The property is at the stage whereby general updating and improvement is required but would make for an excellent first home once completed.

The property comprises a hall, lounge, dining room and a kitchen to the ground floor, whilst to the first floor there are two double bedrooms and a bathroom. There is also the benefit of a gas fired central heating system and uPVC double glazing throughout.

To the front of the property, there is a partially enclosed front garden with a brick built driveway leading down the side of the property. To the rear of the property, there is a fully enclosed garden with a lawned area and an accompanying stone flagged patio. Additionally, there is a detached single garage located to the rear that provides an excellent space for storage.

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.

From the town centre, head town Hibel road and go straight across the roundabout heading up Hurdsfield Road. Take the right tuning onto Queens Avenue taking the fifth right turning onto Meadow Wat. The property can be located on your right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Wooden front door with glass panel. Handrail to the staircase. Meter cupboard. Double panelled radiator

Lounge

11'10 x 10'05

Gas fire set within a stone and tile fireplace with display inglenooks. T.V. aerial point. Ceiling cornice. Wall light points. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Room

12'07 x 11'10

Stone and tile fireplace. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Storage Cupboard

Understairs cupboard with fitted shelving, laminate flooring and a uPVC double glazed window.

Kitchen

8'05 x 4'11

Single drainer stainless steel sink unit with base cupboard below. Addition base units with contrasting work surface over. Plumbing for automatic washing machine. Electric cooker point. Partially tiled walls. Dado rail. Laminate flooring. The Worcester combination style condensing boiler. uPVC double glazed window uPVC double glazed back door leading to the rear garden.

First Floor

Landing

Handrail to the staircase. Ceiling cornice. uPVC double glazed window.

Bedroom One

11'05 x 15'01 into 11'07

Built-in wardrobe to the chimney recess. uPVC double glazed windows. Single panelled radiators.

Bedroom Two

12'01 x 9'09

Built-in wardrobe to the chimney recess. uPVC double glazed window.

Bathroom

The suite comprises a panelled bath with mixer tap and detachable shower head over, a low suite W.C. and a pedestal wash basin. Partially tiled walls. Laminate flooring. Loft access. Built-in storage cupboard. uPVC double glazed window. Double panelled radiator.

Outside**Gardens**

To the front of the property there is a gravel and brick built driveway which also run down the side and provides off road parking incorporated within a walled and hedged border. The fully enclosed garden to the rear is predominantly lawned with a flagged patio and mature planting.

Garage

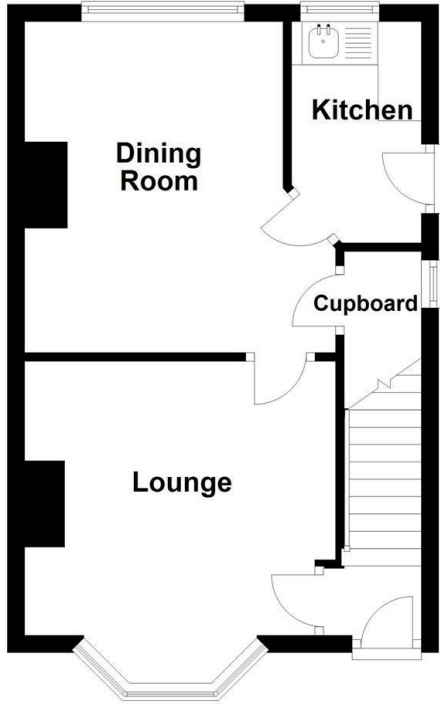
15'10 x 8'03

Brick-built single garage with an up and over door and window. Accessed from the driveway at the side of the property.

£189,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

