





47, Congleton Road, Macclesfield, Cheshire SK11 7UF

A classically styled 1930s bay-fronted semi-detached property with a lovely mature and notably private garden to the rear. This is a lovely family home combining space and character. On the ground floor, there is a hall, lounge, separate dining room, conservatory and an extended kitchen, whilst to the first, there are three bedrooms and a bathroom. Both gas-fired central heating and uPVC double glazing are installed.

The property is set back from the road, and a drive provides off-road parking for two cars. The rear garden is good-sized, predominantly laid to lawn with beech and privet hedge borders and a patio.

The property is located within a short walk of local shops, Ivy Bank Primary School and Macclesfield Academy.

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 Macclesfield proceed up Park Lane turning left at the second set of traffic lights into Congleton Road. The property can be found on the right hand side Between Primrose Avenue and Thornton Avenue. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hallway

uPVC composite front door. uPVC double glazed window. Meter cupboard. Laminate flooring. Radiator.

Lounge

13'3 x 11'2

uPVC double glazed bow window. T.V. aerial point. Laminate flooring. Double radiator.

Dining Room

12'10 x 11'5

Laminate flooring. Archway through to the Conservatory.

Conservatory

11'0 x 8'6

uPVC double glazed windows to three elevations. uPVC double glazed door. Radiator.

Kitchen

15'0 x 6'8

A single drainer stainless steel sink unit with mixer tap and Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces. Partially tiled walls. Built-in double oven. Built-in four ring halogen hob. Plumbing for washing machine. uPVC double glazed window. uPVC double glazed door to rear garden.

Landing

Loft access.

Bedroom One

12'10 x 11'3

uPVC double glazed window. Radiator.



Bedroom Two

11'5 x 1'1

Picture rail. uPVC double glazed window. Radiator.

Bedroom Three

8'4 x 6'7

Picture rail. uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath with mixer tap and thermostatic shower over, a vanity wash hand basin with storage unit below and a low suite W.C. Gas central heating and domestic hot water combination boiler.

Outside

Gardens

To the front of the property is a driveway providing ample off-road parking whilst to the rear there are fully enclosed lawned gardens with flower beds, a paved patio area and a barked children's play area.

Tenure

The vendor has advised that the property is both Freehold and Council Tax Band C.

We would recommend that prospective buyers confirm these details with their legal representative.

£249,950

HOLDEN & PRESCOTT





