





14, Birch Avenue, Macclesfield, Cheshire SK10 3NU

Birch Avenue has the perfect geographical location for the family buyer, being just a short walk from the town centre, West Park, Fallibroome Academy, and the Leisure Centre. This attractive detached property has been extremely well maintained over the years and affords the chance to acquire a home ready to move into. It offers scope for further extension should one so wish, as seen by many neighbouring properties.

On the ground floor, there is a porch, cloakroom, lounge, dining room and a kitchen with a utility room.

On the first floor, the original layout was for four bedrooms with a family bathroom. This property, however, has been converted, with two bedrooms being knocked into one to now provide three generous bedrooms. Gas-fired central heating is installed, complimented by uPVC double glazing.

The property is set back from the road behind a neat garden and a drive that provides off-road parking and access to the garage. To the rear, there is a delightful garden that is predominantly laid to lawn with mature beds and borders fronting onto a delightful aspect over a small wooded valley.

A spacious, light and airy family home in an excellent location.

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 Prestbury Road (B5087), turning left at the mini roundabout into Victoria Road. Birch Avenue is the first turning on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

uPVC front door with double glazed side panel. Radiator.

Cloakroom/W.C.

Vanity wash hand basin. Low suite W.C. Partially tiled walls. uPVC double glazed window. Vertical heated towel rail.

Lounge

21'09 x 13'05

a living flame gas fire set within an attractive stone fireplace. T.V. aerial point. Ceiling cornice. uPVC double glazed window. Two double panelled radiators. Door through to the Dining Room.

Dining Room

11'03 x 9'01

Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

Kitchen

12'03 x 11'03

A single drainer one and a half bowl stainless steel Hankey sink unit with central mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Built-in dishwasher. Built-in four ring stainless steel Bosch gas hob with Bosch extractor canopy over. Built-in Bosch double oven. Dresser unit. Recessed spotlighting. Two uPVC double glazed windows. Double panelled radiator.

Utility Room

9'02 x 8'00

A single drainer stainless steel sink unit with Shaker style base units below. An additional range of base and eye level units with contrasting work surfaces. Partially tiled walls. Gas central heating and domestic hot water combination condensing boiler. Double radiator. Door to rear garden.

First Floor

Landing

uPVC double glazed window. Loft access.

Bedroom One

15'05 x 11'03

Previously two bedrooms, this room has been converted to provide a spacious master bedroom which incorporates a comprehensive range of built-in bedroom furniture including built-in wardrobes, a nest of drawers and a slide out desk/office facility. uPVC double glazed window. Radiator.

Bedroom Two

11'07 x 11'03

Built-in bedroom furniture. Two double wardrobes with central shelving. uPVC double glazed window. Radiator.

Bedroom Three

11'07 x 10'03

uPVC double glazed window. Radiator.

Bathroom

a four-piece suite comprising a panelled bath with mixer tap and shower attachment, vanity wash hand basin with Shaker style unit below, concealed cistern low-suite W.C. and a Quadrant shower cubicle with thermostatic shower. Recessed spot lighting. uPVC double glazed window. Vertical heated towel rail.

Outside

Garage

Electrically operated remote controlled up and over door. Power and light.

Gardens

To the front of the property there is a Tarmacadam driveway which provides ample vehicular parking and access to the garage as well as a neat well-maintained lawn. The garden to the rear is quite special is primarily laid to lawn with a vast array of mature flower beds and borders and which has a super aspect over a wooded valley. Included within the sale are two timber garden sheds.

£425,000

HOLDEN & PRESCOTT





