





7, Waldon Road, Macclesfield, Cheshire SK11 7UQ

Situated in a pleasant cul-de-sac close to Thornton Square, this semi-detached property provides a generous-sized home in a highly convenient location. Having converted the bathroom into a fourth bedroom, the accommodation would suit a growing family.

Warmed by gas-fired central heating and with uPVC double glazing, the accommodation comprises an entrance hall, lounge, dining area, kitchen and bathroom on the ground floor and four bedrooms to the first. The property is in need of some updating.

There is off-road parking to the front and lawned gardens with a patio to the rear.

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 Flower Pot Public House into Congleton Road. Take the second turning on the right hand side into Thornton Avenue and first right into Waldon Road.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

uPVC double glazed front door and window to side elevation. Laminate flooring.

Lounge

11'8 x 10'6

uPVC double glazed window. T.V. aerial point. Double panelled radiator. Archway through to Dining Area.

Dining Room

12'2 x 10'0

uPVC double glazed patio doors to rear garden. Cupboard housing the Worcester gas central heating and domestic hot water combination boiler. Double panelled radiator

Kitchen

8'9 x 6'7

Single drainer stainless steel sink unit with mixer tap and base units below. An additional range of base and eye level units with contrasting work surfaces. Built-in four ring electric hob with extractor hood over. Built-in oven. Plumbing for automatic washing machine. uPVC double glazed window.

Bathroom

The suite comprises a panelled bath with hand held shower attachment, pedestal wash basin set within a vanity unit and a low suite W.C. Fully tiled walls.

Landing

uPVC double glazed window. Loft access.

Bedroom One

12'0 x 10'0

uPVC double glazed window. Radiator.

Bedroom Two

10'0 x 9'0

uPVC double glazed window. Radiator.

Bedroom Three

7'6 x 5'11

uPVC double glazed window. Radiator.

Bedroom Four

7'1 x 6'9

uPVC double glazed window. Radiator.

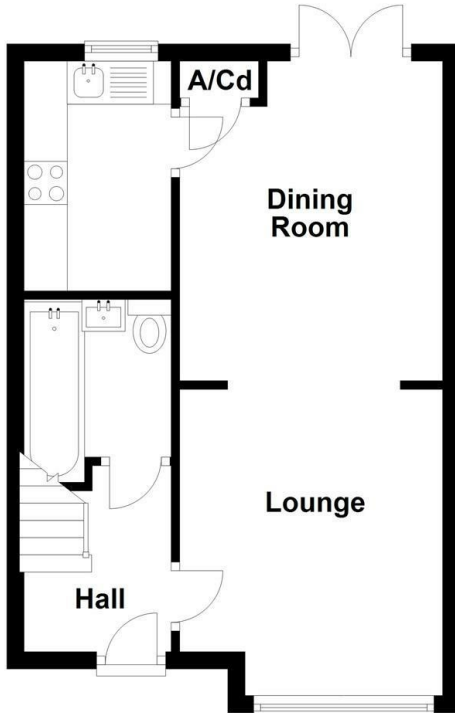
Outside**Garden**

To the front of the property there is off-road parking for two vehicles whilst to the rear there is a private enclosed lawned garden with a full width patio and a raised patio area and timber garden shed at the rear boundary.

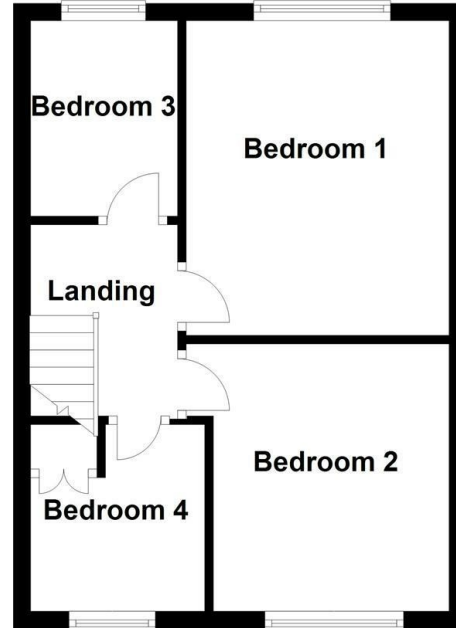
£269,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E: contact@holdenandprescott.co.uk