





47, Cedar Grove, Macclesfield, Cheshire SK11 7RY

Situated a short drive from Macclesfield town centre, this end of terrace property has been maintained throughout and incorporates a well-planned layout. This would make an excellent purchase for those looking to get on the property ladder as well as those looking for a buy to let investment opportunity.

The property comprises; an entrance hall, lounge, kitchen and a lean-to on the ground floor whilst to the first floor, there are two double bedrooms and a bathroom. The property is heated by a gas fired central heating system. There is also electric underfloor heating to the ground floor.

To the front of the property, there an enclosed flagged garden area. To the rear is a fully enclosed garden with a raised flagged patio, attractive planting and a flagged pathway that runs to the rear boundary. Located beyond the garden is a driveway providing parking for one vehicle as well as a brick built garage.

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 station proceed along Sunderland Street in the direction of Park Green. Turn left at the lights and then right at the next into Mill Lane. Turn right into Mill Road continuing into High Street. At the end of High Street bear right into Maple Avenue, left into Briar Wood Avenue and left again into Cedar Grove.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC composite front door. Laminate flooring. Vertical radiator.

Lounge

13'05 x 12'02 reducing to 10'05

Ceiling cornice. Ceiling fan. Spotlighting to recess. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Kitchen

15'01 x 8'02

A Belfast sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting granite work surfaces with splashbacks. Gas cooker point with stainless steel extractor hood over. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a fridge/freezer. Recessed spotlighting. Walk-in pantry which also houses the Worcester combination style condensing boiler. Tiled flooring. uPVC double glazed window. uPVC back door to the Lean-to.

Lean-to

15'00 x 4'06

Tri-fold doors onto the garden. Fitted shelving. Removable window panel for unobstructed view of the garden. External cold water tap.

First Floor

Landing

Spindle balustrade to the staircase. Airing cupboard. uPVC double glazed window. Access to a fully boarded loft which has power and light.

Bedroom One

15'01 x 10'06 reducing 6'08

Fitted shelving. Built-in storage cupboards. uPVC double glazed window. Single panelled radiator.

Bedroom Two

9'02 to wardrobe x 8'08

Built-in wardrobe with mirrored sliding doors. Fitted shelving. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with shower over, a wash hand basin with mixer tap and vanity unit below and a low suite W.C. Mirrored medicine cabinet. Fully tiled walls. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set back from the road behind an enclosed flagged garden area. The garden to the rear is attractively arranged with a raised flagged patio, attractive planting and a flagged pathway that runs to the rear boundary. The garden is fully enclosed within fenced and hedged borders.

Garage

16'04 x 10'04

Located to the rear of the garden is a single brick built garage with an up and over door, power and light and small window.

Parking

A private parking space for one vehicle is located at the rear of the property.

£179,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





