





## 42, Waterways Avenue, Macclesfield, Cheshire SK11 7NF

This three storey semi-detached is extremely well placed being in one of Macclesfield's premier developments and takes pride of place in a double sized corner plot. The property is presented to the market in excellent order and provides generous accommodation making this a fabulous option for a growing family or for those seeking that extra space.

On the ground floor there is an entrance hall which provides access to the cloakroom, utility room, garage and the first floor. From a spacious landing there is a lounge with Juliet balcony, study, W.C. and a dining kitchen which opens onto the large garden. To the first floor there is a master suite with en-suite, two further double bedrooms, a single bedroom and a family bathroom.

The property is set behind a drive which provides off road parking for three vehicles as well as access to the single garage. There are lawned gardens to the side of the property with steps up to the rear level which is fully enclosed and backs onto the canal.

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 the A523 towards Leek. At the junction with the traffic lights turn left into Byrons Lane. Take the first left into Gunco Lane and then the first right into Waterways Avenue. Follow the road around and the property can be found on the right handside tucked into a large corner plot.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Ground Floor**

Courtesy light.

**Entrance Hall**

Composite front door with double glazed panels. LVT flooring. Large cloaks cupboard housing the gas central heating boiler. Spindle balustrade to the staircase. Single panelled radiator.

**Cloakroom/W.C.**

The suite comprises a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Partially tiled walls. LVT flooring. Single panelled radiator.

**Utility Room**

7'1"x 7'1"

Stainless steel sink unit with a mixer tap and base cupboard below. Work surface with plumbing for a washing machine and space for a tumble dryer below. Extractor fan. LVT flooring. Storage cupboard housing the hot water tank. Double panelled radiator. Door to the garage.

**Integral garage**

18'1 x 8'11

Up and over door. Power and light.

**First Floor****Landing**

Spindle balustrade to the staircase. Single panelled radiator.

**Lounge**

13'9 x 11'3 reducing to 10'0

T.V. aerial point. uPVC patio doors to a Juliet balcony. Double panelled radiator.

**Dining Kitchen**

20'9 x 10'3 reducing to 8'10

A stainless steel one and a half bowl sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and splashbacks. Integrated double oven with four ring gas hob and extractor hood over. Integrated appliances include a fridge/freezer and dishwasher. Downlighting. LVT flooring. uPVC double glazed window. uPVC patio doors to the rear garden. Double panelled radiator.

**Study**

10'11 x 8'11

LVT flooring. uPVC double glazed window. Double panelled radiator.

#### **W.C.**

The suite comprises a pedestal wash basin with mixer tap and a low suite W.C. Partially tiled walls. LVT flooring. uPVC double glazed window. Single panelled radiator.

#### **Second Floor**

##### **Landing**

Loft access. Spindle balustrade to the staircase.

##### **Bedroom One**

13'10 x 9'11

Floor to ceiling fitted wardrobes with mirrored doors, hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

##### **En-suite Shower Room**

The white suite comprises a pedestal wash basin with mixer tap, a low suite W.C. and a fully tiled shower cubicle with dual headed thermostatic shower over. Extractor fan. Downlighting. Partially tiled walls. Mirrored bathroom cabinet. LVT flooring. Chrome heated towel rail.

##### **Bedroom Two**

10'0 x 9'1

uPVC double glazed window. Single panelled radiator.

##### **Bedroom Three**

10'0 x 8'8

uPVC double glazed window. Single panelled radiator.

##### **Bedroom Four**

10'10 x 6'3

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The white suite comprises a panelled bath with mixer tap, screen and thermostatic dual headed shower over a pedestal wash basin and a low suite W.C. Extractor fan. Downlighting. Partially tiled walls. LVT flooring. UPVC double glazed window. Single panelled radiator.

#### **Outside**

##### **Gardens**

The property sits behind a driveway which provides parking for at least 3 vehicles as well as a neat lawn which extends to the side. The property does benefit from an extra large plot with the majority of the garden being at the rear all of which is enclosed within fenced borders. The majority of the space is lawned but there is also an engineered decked area which has a wooden pergola and provides a wonderful place to relax and enjoy the sunny aspect.

**£419,950**

HOLDEN & PRESCOTT





