





25, Chiltern Avenue, Macclesfield, Cheshire SK11 8LP

NO ONWARD CHAIN* This well-proportioned, three-bedroom true bungalow enjoys a good-sized corner plot with gardens to three sides and is situated in a select location, close to local shops and excellent transport links. Although it has been well looked after over the years, it is now at the stage where it requires a general updating and modernisation program throughout.

The living accommodation is fitted with gas central heating and double glazing and comprises an entrance hallway, living room, breakfast kitchen, three bedrooms, and a shower room.

The property is set back behind a lawned garden and hedging with a block paved driveway to the rear leading to the detached garage. To the rear there is a paved courtyard and lawned garden, with fencing to the perimeter.

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.

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left. Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue, where the property will be found on the left hand side, after Farnham Avenue.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Ceiling cornice. Loft access. Built-in storage cupboard.

Lounge

16'6 x 11'0

Coal effect living flame gas fire set within an attractive surround. Ceiling cornice. Two double glazed windows to side aspect. Radiator.

Kitchen

11'2 x 10'8

A single drainer stainless steel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with work surfaces over. Four ring electric hob with extractor over. Built-in double oven. Plumbing for washing machine. Built-in storage cupboard housing the Vaillant central heating and domestic hot water boiler. Partially tiled walls. Double glazed window. Radiator.

Bedroom One

11'0 x 10'10

Double glazed window. Radiator.

Bedroom Two

10'10 x 7'10

Double glazed window. Radiator.

Bedroom Three

10'0 x 6'1

Double glazed window. Radiator.



Shower Room

The white suite comprises a walk-in shower with screen to the side, a pedestal wash basin and a low suite W.C. Double glazed window. Radiator.

Outside

Accessed from Farnham Avenue, there is a block paved driveway which provides parking to the rear and also access to a detached garage.

Garage

Up and over door.

Gardens

The property is situated on corner plot with Chiltern Avenue and Farnham Avenue and so benefits from gardens to the front, side and rear. Primarily laid to lawn with mature beds and borders.

£305,000

HOLDEN & PRESCOTT

Ground Floor





