





24, Nicholson Avenue, Macclesfield, Cheshire SK10 2BZ

FOR SALE BY INFORMAL TENDER

This three bedroom semi detached stands proud on a large corner plot. Despite requiring a programme of modernisation throughout there is a huge amount of potential to create a custom-designed home.

In brief the accommodation comprises an entrance vestibule, lounge, dining room, kitchen and a rear porch on the ground floor. To the first floor there are three well proportioned bedrooms and a separate W.C. uPVC double glazed windows and gas central heating is installed.

The property has gardens to three sides with a neat lawn and borders to the front, a large block paved drive to the side and a terraced lawn and a fully enclosed patio garden to the rear.

We invite offers to be received at the agent's office by noon on Friday 8th November. Tender Forms are available from the agents.

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 Hurdsfield Road (B5043) turning left after a short distance into Queens Avenue. Nicholson Avenue is the fourth turning on the right hand side and the house can be found immediately on the right.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Found

Entrance vestibule

uPVC front door with decorative double glazing. Handrail to the staircase.

Lounge

16'0 x 11'5

Electric fire set within a marble fireplace with hearth and mantel. T.V. aerial point. uPVC double glazed windows to the front and rear elevations. Single panelled radiator.

Dining Room

11'10 x 9'10

Picture rail. uPVC double glazed window. Single panelled radiator.

Kitchen

11'8 x 8'10

Stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated double oven and four ring electric hob with extractor hood over. Space for a fridge/freezer. uPVC double glazed windows. Single panelled radiator.

First Floor

Landing

Spindle balustrade and handrail to the staircase.

Bedroom One

14'7 x 11'3 reducing to 11'5

Picture rail. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'11 x 10'2

Picture rail. uPVC double glazed window. Single panelled radiator.

Bedroom Three

8'11 x 8'8

uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with shower ove and a vanity hand basin. Single panelled radiator.

Cloakroom/Separate W.C.

Low suite W.C. uPVC double glazed window.

Rear Porch

Tiled floor. Plumbing for automatic washing machine. Wall-mounted combination style condensing boiler. uPVC back door with decorative double glazing.

Outside

Gardens

The property benefits from the large corner plot with gardens to three sides. The front garden is made up of a neat lawn with surrounding borders containing plants, bushes and shrubs. The garden to the side which also serves as the driveway is block paved with a patio and flower beds and provides off-road parking for at least three vehicles. The garden to the rear is fully enclosed and incorporates a number of terraces with a large lawn and patios. Included within the sale there are two timber garden sheds.

Guide Price £240,000





