





17, West House Court, Macclesfield, Cheshire SK10 3NZ

West House Court is a delightful cul-de-sac location within the popular Greenside development. This is one of those unconventional, yet highly appealing, upside down houses which has lovely views to the front over the green.

On the ground floor there is a hall, three bedrooms and a bathroom, whilst to the first floor there is an open plan living room with a dining area and a kitchen. uPVC double glazing and gas central heating is installed.

There is a lawn and a drive to the front which provides off road parking whilst the garden to the rear is fully enclosed and consists of a patio and a wooden decked area with balustrade.

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 Prestbury Road, turning left at the mini roundabout into Victoria Road. Follow the road to the next roundabout turning right onto Priory Lane. Take the next left into Birtles Road and next left into Redruth Avenue. Take the next left into West House Court.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC front door with decorative double glazing. Handrail to the staircase. Understairs storage cupboard housing the combination style condensing boiler as well as shelving and coat hooks. Laminate flooring. Double panelled radiator.

Bedroom One

12'4 x 8'2

T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Two

8'6 x 7'4

Laminate flooring. uPVC sliding patio doors to the garden. Single panelled radiator.

Bedroom Three

8'2 x 7'2

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a shower cubicle with thermostatic shower and screen over, a vanity hand basin with mixer tap and storage cupboard below and a low suite W.C. Partially tiled walls. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

First Floor

Lounge/ Dining Room

19'9 x 17'2 reducing to 8'1

Gas fire set within a marble fireplace with wooden surround and mantel. T.V. aerial point. Ceiling cornice. Balustrade to the staircase. uPVC double glazed windows to the front elevation. uPVC double glazed window to the rear elevation. Double panelled radiators.

Kitchen

8'8 x 7'5

Single drainer 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. Electric cooker point with extractor hood over. Plumbing for dishwasher. Integrated washing machine. Space for fridge and freezer. Loft access. Laminate flooring. uPVC double glazed window.

Outside

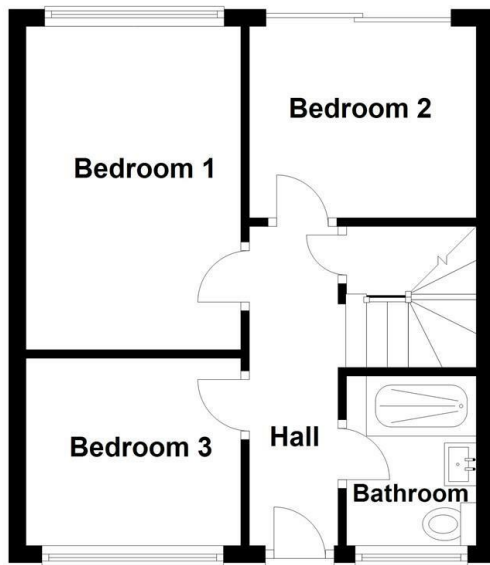
Garden

To the front of the property there is a driveway providing off-road parking as well as a neat lawn with a small walled patio whilst to the rear is a fully enclosed garden which lies within hedged, walled and fenced borders and which incorporates decking and a patio. Included within the sale is a timber garden shed.

£225,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

