





20, Ashton Avenue, Macclesfield, Cheshire SK10 3PY

Ashton Avenue is a quiet cul-de-sac location on the popular 'Greenside' development and is a lovely setting for this detached bungalow. This attractive property offers well-planned accommodation including a 16' living room, dining kitchen, conservatory, two double bedrooms and a well-fitted bathroom. Both gas-fired central heating and uPVC double glazing are installed. The property is well presented throughout.

To the front of the property is a lawned garden and a drive which provides off-road parking and access to a brick-built garage. Additional gardens to the side and rear are mainly laid to lawn, and all combine to create a generous plot at the head of the cul de sac.

Available with no chain.

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 Cumberland Street bearing right into Prestbury Road and then left into Victoria Road. At the next roundabout turn right into Priory Lane and left into Birtles Road. Take the second turning on the left into St Austell Avenue and the second turning on the right into Ashton Close.

Viewing: By appointment with Holden and Prescott 01625 422244

Covered Porch

Courtesy light. Quarry tiled floor.

Entrance Hall

Composite front door with stained glass leaded window inset. Ceiling cornice. Storage cupboard. Recessed spotlighting. Amtico flooring. Radiator.

Lounge

16'11 x 10'11

Living flame gas fire set within an attractive marble fireplace. Ceiling cornice. T.V. aerial point. Amtico flooring. uPVC bow window. Radiator.

Kitchen

17'10 x 9'2

Single drainer one and a half bowl enamel sink unit with mixer taps and cream Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated oven and grill. Integrated four ring induction hob with extractor canopy over. Integrated fridge/freezer. Integrated dishwasher. Plumbing for automatic washing machine. Tiled flooring. uPVC double glazed window and door to Conservatory. Radiator.

Conservatory

10'6 x 10'2

uPVC construction to two elevations. Fanlight. Wall light point. Dimmer switch. Radiator.

Bedroom One

11'9 x 10'10

A comprehensive range of built-in bedroom furniture to one wall. Ceiling cornice. uPVC double glazed window. Radiator.



Bedroom Two

11'3 x 9'4

Ceiling cornice. uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a P-shaped panelled bath with Mira shower over, a vanity wash basin with storage unit below and a low suite W.C. Recessed spotlighting. Partially tiled walls. Tiled flooring. Vertical chrome heated towel rail.

Outside

Garage

17'10 x 8'2

Up and over door. Power and light.

Gardens

To the front of the property there is a small lawned garden and block paved driveway which provides off-road parking and access to the garage. to the rear, there are additional fully enclosed lawned gardens leading to a side garden which is primarily laid to lawn.

£345,000

HOLDEN & PRESCOTT





