







## 8, Delamere Drive, Macclesfield, Cheshire SK10 2PW

This three bedroom semi is located backing onto the Macclesfield Canal and has an abundance of potential. It does now require full modernisation although it has great potential to be a lovely home.

On the ground floor there is an entrance hall, lounge, kitchen and dining room with patio doors onto the garden. Whilst to the first floor there are three bedrooms and a bathroom. The property has gas central heating and uPVC double glazing installed throughout.

The property is set back behind a driveway which provides off road parking. To the rear of the property there is a large garden which is fully enclosed and stretches to approximately 50' in length. The rear boundary backs onto the canal and can be accessed via a single track next to no. 2.

FOR SALE BY INFORMAL TENDER - All offers are to be received at Holden and Prescott by midday on 11th April 2025. 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 (B5470) in an easterly direction towards Whaley Bridge/Rainow. Proceed up the hill and turn left just before passing over the canal into Delamere Drive. The property can be found on the right hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Vestibule

uPVC front door with double glazed panel. Picture rail. Wall light point. Handrail to the staircase. Meter cupboard. Double panelled radiator.

### Lounge

14'1 x 11'9 at maximum

Stone built fireplace with display plinths and tiled hearth housing an electric fire. Picture rail. T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

### Kitchen

8'5 x 6'0

Single drainer stainless steel sink unit with mixer tap and base cupboard below. Additional base and eye level cupboards with contrasting work surfaces. Understairs cupboard. Central heating boiler. uPVC double glazed window. uPVC door with double glazed panel.

### Dining Room

11'0 x 8'5

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

## First Floor

### Landing

Picture rail. Handrail to staircase. Loft access.

### **Bedroom One**

11'11 x 10'1

Fitted wardrobe and chest of drawers to the chimney recess. uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

10'10 x 4

Fitted shelving to chimney recess. uPVC double glazed window. Double panelled radiator.

### **Bedroom Three**

8'2 x 6'11

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

### **Shower Room**

Electric shower. Wash hand basin. Low suite W.C. Cupboard housing the hot water cylinder. uPVC double glazed window. Single panelled radiator.

### **Outside**

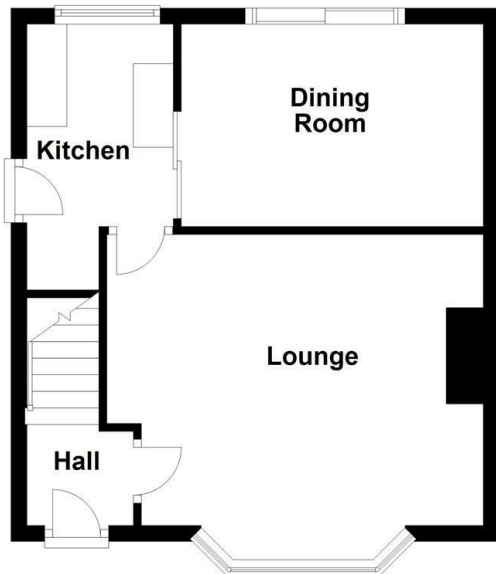
#### **Gardens**

To the front of the property there is a paved driveway and gravelled area which could be used as a parking space. There is also a raised bed. To the rear of the property there is a long garden stretching to approximately 50ft and incorporates different areas with a large lawn and surrounding flower beds together with a timber garden shed and greenhouse. There is also an area of garden that is filled with shrubs and trees. The rear boundary backs onto the canal where there is potential for further off-street parking and can be accessed via a side road.

**£240,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

