







## 74, Kennedy Avenue, Macclesfield, Cheshire SK10 3DE

This property comes to the market with no ongoing chain and affords the chance to acquire a spacious family home in a popular residential location. Schools of excellent repute lie close by, as does the leisure centre, and easy access to the centre of Macclesfield with its associated amenities.

A detached property that provides spacious accommodation warmed by gas fired central heating but is now at the stage whereby comprehensive modernisation and updating is required. Once these works are complete, however, a wonderful family home could be had.

In brief the accommodation comprises entrance hall, cloakroom/W.C., lounge, dining room, breakfast kitchen, utility room and study on the ground floor, whilst to the first floor there is a master bedroom, en-suite shower room, three further bedrooms and a family bathroom.

The property is set back and raised up from the road. The garden to the rear is mature and relatively private, incorporating a lawn, patio and well stocked borders and benefits from being on a corner plot. The driveway to the front provides ample parking and access to the double garage.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 at the mini roundabout into Prestbury Road. Continue along Prestbury Road for approximately half a mile before turning third left into Kennedy Avenue. The property can be found on the left hand side.

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

## Ground Floor

### Covered Porch

Courtesy light.

### Hallway

Wooden front door. Two single panelled radiators.

### Cloakroom/W.C.

Vanity wash hand basin. Low suite W.C. Partially tiled walls.

### Lounge

19'9" x 11'11"

Living flame gas fire set within an attractive stone and slate surround and hearth. Ceiling cornice. Two wall light points. uPVC double glazed window to the front and sliding patio doors to the rear. Two radiators.

### Dining Room

10'4" x 10'0"

uPVC double glazed window. Radiator.

### Breakfast Kitchen

12'4" x 10'9"

Single drainer stainless steel sink unit with base units below. An additional range of matching base and eye level units with contrasting work surfaces. Electric cooker point. Worcester gas central heating and domestic hot water boiler. uPVC double glazed window. Radiator.

### Utility

14'7" x 6'9"

Single drainer stainless steel sink unit with base unit below. An additional range of base and eye level units. Plumbing for automatic washing machine. Door to the exterior.

### Study

13'11" x 9'3"

Built-in storage. uPVC double glazed window. Radiator.

## First Floor



#### **Landing**

Loft access. Airing cupboard with shelving housing the lagged hot water cylinder.

#### **Bedroom One**

15'8" x 14'6"

Built-in bedroom furniture and dressing table. Built-in storage cupboard. uPVC double glazed window. Two radiators.

#### **En-suite Shower Room**

Fully tiled cubicle with Triton T100 shower over. Pedestal wash basin. Low suite W.C. Fully tiled walls. uPVC double glazed window. Radiator.

#### **Bedroom Two**

11'10" max x 9'11"

Built-in storage cupboard. Single glazed window. Radiator.

#### **Bedroom Three**

11'11" 9'11"

Single glazed window. Radiator.

#### **Bedroom Four**

15'7" x 9'9"

uPVC double glazed window. Radiator.

#### **Bathroom**

A suite comprising a panelled bath, pedestal wash hand basin and a low suite W.C. Fully tiled walls. uPVC double glazed windows. Radiator.

#### **Outside**

##### **Garage**

16'9" x 15'3"

Up and over door. Power and light.

##### **Gardens**

To the front of the property there is a substantial driveway which provides ample off-road vehicular parking and access to the garage. To the rear of the property there are generous gardens which are fully enclosed, primarily laid to lawn with an array of flower beds and borders and mature bushes, shrubs and trees, ornamental pond and paved patio area.

**£425,000**

**HOLDEN & PRESCOTT**







