





54, Maple Avenue, Macclesfield, Cheshire SK11 7RG

Built to a classic bay fronted design this semi detached property is a fine family home. The accommodation is presented in good order and with its close proximity to a wide range of amenities is likely to appeal to many prospective purchasers.

On the ground floor there is a hall, 17ft living room and a dining kitchen, whilst to the first floor there are three bedrooms and a bathroom. Gas fired central heating is installed complimented by uPVC double glazing.

The garden to the rear is of a good size, mature and, with a westerly aspect, catches the best of the afternoon and evening sun. Maple Avenue is a mature residential road which has always proved popular due its close proximity to the wide open spaces of South Park.

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 Mill Lane (A523) towards Leek. Take the next turning on the right into Mill Road opposite the Three Crowns public house, and follow the road round into High Street. Proceed to the end and turn right into Maple Avenue and the property can be found on the left hand side towards the top of the road.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door. Laminate flooring. uPVC double glazed window. Radiator.

Lounge

17'2 x 10'4

Feature fireplace with marble hearth, wooden surround and mantel. Ceiling cornice. Picture rail. T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

16'2 x 9'8 maximum

Single drainer stainless steel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces with tiled splashbacks. Integrated single oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Space for an American style fridge/freezer. A Worcester gas central heating and domestic hot water boiler. Understairs storage. Laminate flooring. uPVC double glazed window. Double panelled radiator.

First Floor

Landing

Picture rail. uPVC double glazed window.

Bedroom One

15'8 x 9'11

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



Bedroom Two

12'4 x 9'10

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

Bedroom Three

8'9 reducing to 6'11 x 5'11

Built-in storage cupboard. Picture rail. uPVC double glazed window. Double panelled radiator.

Bathroom

A white suite comprising a panelled bath with mixer taps and shower attachment over, a vanity wash basin and a low suite W.C. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Radiator.

Outside

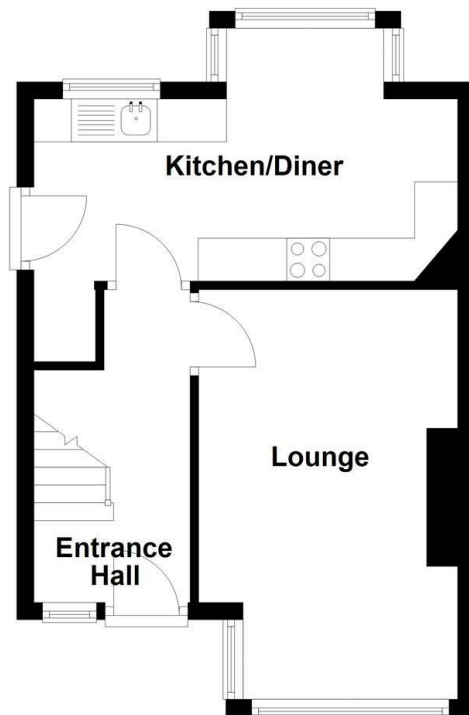
Gardens

To the front of the property there is a well-manicured, tiered garden incorporating a neat lawn, rockery and steps leading up to the front door, whilst to the rear, there are fully enclosed gardens which are primarily laid to lawn with paved patio areas and an additional raised decked area.

£270,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

