





18, Rowan Way, Macclesfield, Cheshire SK10 2BL

This two bedroom semi detached bungalow is situated at the head of a quiet cul-de-sac and occupies a good size plot with a gardens to three sides. Now in need of modernisation there is however an abundance of potential and the chance to create one's ideal home.

In brief the accommodation comprises an entrance hall, lounge, dining room, kitchen, two well proportioned bedrooms and a bathroom. The property is warmed by gas fired central heating and uPVC double glazing is installed.

The property is set just off the road down a shared driveway where there is gated access and the possibility to create off road parking. There is currently a wrap around lawned garden, a patio to the rear and hedged borders. The garden has a south westerly aspect and enjoys the best of the afternoon and evening sun.

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 and take the first left after Travis Perking on the right into Queens Avenue. Rowan Way is the fourth turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC front door with double glazed panels. Single panelled radiator.

Lounge

11'11 x 10'10

Wall light points. T.V. aerial point. uPVC double glazed leaded style windows. Single panelled radiator.

Dining Room

13'5 x 9'10

uPVC double glazed leaded style window. Single panelled radiator.

Kitchen

13'5 x 6'7

Stainless steel sink unit with base cupboards below. An additional range of base and eye level cupboards with matching work surfaces and tiled splashbacks. Electric cooker point. Plumbing for washing machine. Glow-worm combination condensing boiler. Tiled flooring. uPVC double glazed leaded style windows to the side and rear elevation. uPVC double glazed back door with double glazed panel. Double panelled radiator

Bedroom One

11'10 x 11'11

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

Bedroom Two

9'10 x 8'10

uPVC double glazed leaded style windows to the front and side elevations. Double panelled radiator.



Bathroom

The suite comprises a panelled bath with thermostatic shower over, a hand basin with tiled splash back and a low suite W.C. Loft access. Storage cupboard. Partially tiled walls. uPVC double glazed leaded style window.

Outside

Gardens

To the front of the property there is a neat lawned garden with a pathway leading to the front door and continuing down the side where there is an additional lawned garden which wraps around to the rear. The garden to the rear of the property is fully enclosed within fenced borders and as well as a lawn, includes a patio area with planted borders. The westerly aspect ensures that the best of the afternoon and evening sun can be enjoyed.

£225,000

HOLDEN & PRESCOTT

Ground Floor





