





8, Sherwood Road, Macclesfield, Cheshire SK11 7RR

This semi detached property is situated in a quiet cul-de-sac and is just a short stroll away from local shops and amenities as well as in easy distance of South Park, Macclesfield town centre and the railway station. Offering spacious three bedroom accommodation, it is now at the stage whereby a full modernisation programme is required, however, there is great potential to create a comfortable family home in a convenient location.

The accommodation comprises to the ground floor; an entrance hall, lounge/dining room and kitchen whilst to the first floor there are three bedrooms and a bathroom. The property is warmed by gas fired central heating and uPVC double glazing installed. The single attached garage incorporates a workshop which can be accessed from the kitchen.

The property is set back behind a driveway providing off-road parking and access to the garage with an adjacent garden area that is gravelled for ease of maintenance. To the rear there is a fully enclosed lawned garden which enjoys a westerly aspect and so benefits from 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 from our office towards the railway station turning right onto Sunderland Street. Proceed to the traffic lights turning left following the signs for Leek. Continue along the A523 (Mill Lane) through the traffic lights with Byrons Lane into London Road taking the second turning on the left hand side into Sherwood Road.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light. Quarry tiled floor.

Entrance Hall

uPVC front door. Handrail and balustrade to staircase. Understairs cupboard.

Lounge/Dining Room

22'4 x 12'1 reducing to 10'1

Electric fire set within a tiled fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed windows to the front and rear elevation. Three double panelled radiators.

Kitchen

10'9 x 8'4

Stainless steel sink unit with base cupboard below. An additional range of base and eye level cupboards with work surfaces and tiled splashbacks. Cupboard housing the central heating boiler (Not sure it is operational). Downlight. uPVC double glazed window.

First Floor

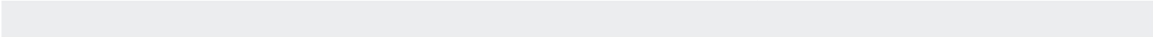
Landing

Handrail and balustrade to staircase. Loft access. Cupboard with shelving housing the hot water cylinder. uPVC double glazed window.

Bedroom One

11'5 x 10'5

Fitted wardrobes. uPVC double glazed window. Single panelled radiator.



Bedroom Two

11'5 x 9'1

Fitted wardrobe. uPVC double glazed window. Single panelled radiator.

Bedroom Three

7'5 x 7'2

Fitted cupboard. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap and shower, a pedestal wash basin and a low suite W.C. Tiled walls. uPVC double glazed window. White towel rail.

Outside

Garage

14'7 x 8'2

Up and over door.

Work Shop

8'6 x 8'2

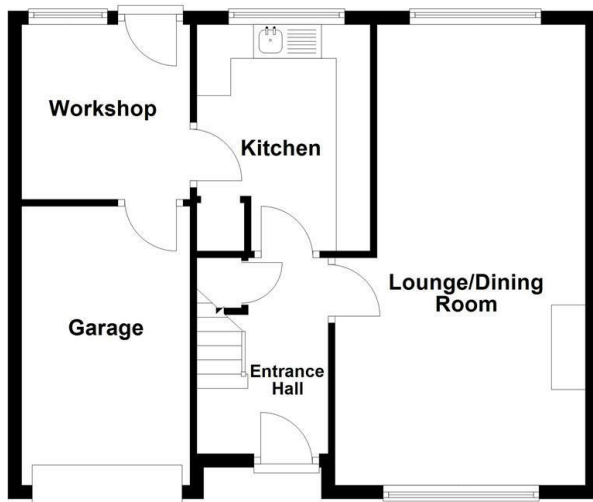
Gardens

To the front of the property there is a block paved driveway providing off-road parking, there is also a gravelled garden area for ease of maintenance. To the rear of the property there is a fully enclosed garden which lies within fenced borders and incorporates a lawned garden with flower beds. Included within the sale is a timber garden shed. The garden enjoys a westerly aspect and so gets the best of the afternoon and evening sun.

£220,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

