





19, Fir Grove, Macclesfield, Cheshire SK11 7SF

This end-of-terrace property sits on the doorstep of South Parkis in close proximity to local shops and amenities as well as being a short drive from Macclesfield town centre and the railway station. Now requiring updating and modernisation, it offers the opportunity for a prospective purchaser to create a comfortable family home of their own design.

The accommodation comprises; an Entrance Hall, Living Room and Kitchen to the Ground Floor whilst to the first floor there are two double Bedrooms and a Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property there an enclosed flagged garden area with a driveway lying adjacent providing off-road parking. Located at the rear is a most impressive lawned garden that is fully enclosed within fenced borders and edged by flower beds.

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 in a southerly direction along the A523. After a short drive after passing through the traffic lights at Byrons Lane turn right into Western Avenue, follow the road round into Robin Hood Avenue and first left into Coppice Rise. Fir Grove is the next left.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to the staircase. Single panelled radiator.

Living Room

12'03 x 12'01

Picture rail. uPVC double glazed window.

Kitchen

15'03 x 8'02

Single drainer one and a half bowl composite sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Understairs storage cupboard housing utility meters and the Worcester Bosch combination condensing boiler. uPVC double glazed windows. Composite door with glazing inset opening onto the rear garden. Single panelled radiator.

First Floor

Landing

Handrail to staircase. Loft access. Airing cupboard. uPVC double glazed window.

Bedroom One

15'03 max x 8'07

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



Bedroom Two

11'11 x 8'09

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

Bathroom

The white suite comprises a panelled bath, a pedestal wash basin and a low suite W.C. Partially tiled walls. Laminate flooring. uPVC double glazed window.

Outside

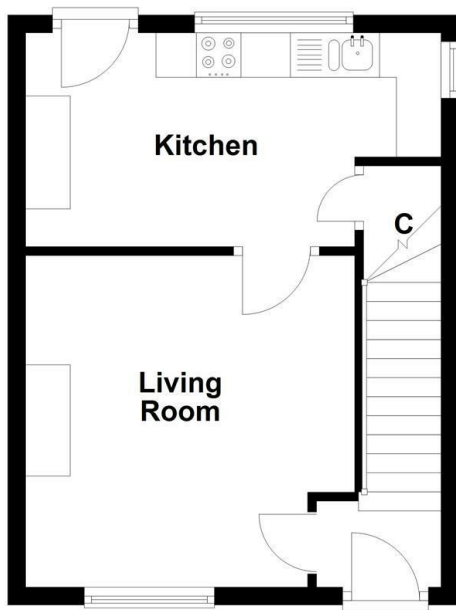
Gardens

The property sits behind an enclosed flagged front garden with mature planting and adjacent to which is a stone flagged driveway providing off-road parking. To the rear of the property there is a large, fully enclosed garden incorporating a stone flagged patio area, and a neat lawn bordered by flower beds. Included within the sale are two timber built garden sheds.

£145,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

