





78, Waterways Avenue, Macclesfield, Cheshire SK11 7NF

Nestled at the head of a quiet cul de sac, this stylish townhouse presents an exceptional opportunity for those seeking modern living in a delightful setting. With four well-proportioned bedrooms and three contemporary bathrooms, this home is perfect for families or those who enjoy having extra space for guests.

The property boasts a beautifully decorated interior that strikes a perfect balance between neutral tones and modern design, creating a warm and inviting atmosphere. Warmed by gas-fired central heating, complemented by uPVC double glazing, the accommodation comprises on the ground floor, an entrance hall, a cloakroom, a lounge and a kitchen, whilst to the first floor there are two good-sized bedrooms and a family bathroom. On the second floor, there are two further bedrooms, one being the master with an en suite shower room and a further family bathroom.

To the front of the property, there is a driveway providing off-road parking for two cars, whilst to the rear, there are stylishly landscaped gardens.

Situated within a pleasant new development, this townhouse offers the convenience of contemporary amenities while being just a stone's throw away from the stunning countryside of the Peak District. This prime location allows residents to enjoy the best of both worlds—easy access to urban conveniences and the tranquillity of nature.

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 the A523 towards Leek. At the junction with the traffic lights, turn left into Byrons Lane. Take the first left into Gunco Lane and then the first right into Waterways Avenue. Follow the road around, and the property can be found at the head of the cul de sac.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground floor

Entrance Hall

Accessed via a composite front door with double glazed panel inset. Understairs storage cupboard. Radiator.

Cloakroom

Pedestal wash basin with tiled splashbacks. Low suite W.C. Extractor fan. Laminate flooring. uPVC double glazed window.

Lounge

14'4 x 11'1

T.V. aerial point. Two Velux windows. uPVC double glazed window and patio doors opening onto the rear garden, Two radiators.

Kitchen

13'0 x 8'9 reducing to 7'0

Single drainer one and a half bowl sink unit with mixer taps and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated single oven. Stainless steel gas hob with extractor canopy over. Integrated dishwasher. Integrated fridge/freezer. Plumbing for automatic washing machine. Gas central heating and domestic hot water combination boiler. Partially tiled walls. uPVC double glazed windows. Radiator.

First Floor

Landing

Bedroom Two

14'5 x 11'1

Two uPVC double glazed windows. Two radiators.



Bedroom Three

14'3 x 8'9 reducing to 5'3

Two uPVC double glazed windows. Radiator.

Bathroom

A modern white suite comprising a panelled bath with mixer taps, a pedestal wash basin and a low suite W.C. Fully tiled walls. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Second Floor Landing

Loft access. Radiator.

Bedroom One

10'9 x 11'1

Two uPVC double glazed windows. Two radiators.

En Suite Shower Room

Fully tiled cubicle with thermostatic shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Extractor fan. Vertical chrome heated towel rail.

Bedroom Four

14'5 x 8'10 reducing to 5'4

Airing cupboard housing an unvented high pressure water system and cylinder. Two uPVC double glazed windows. Two radiators.

Outside

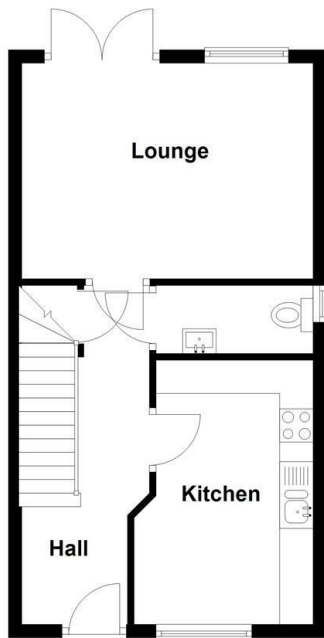
Gardens

To the front of the property there is a double driveway providing off-road parking whilst to the rear there are fully enclosed landscaped gardens which are primarily laid to lawn with neat flagged patio areas at both the top and bottom end of the garden with attractive raised flower beds.

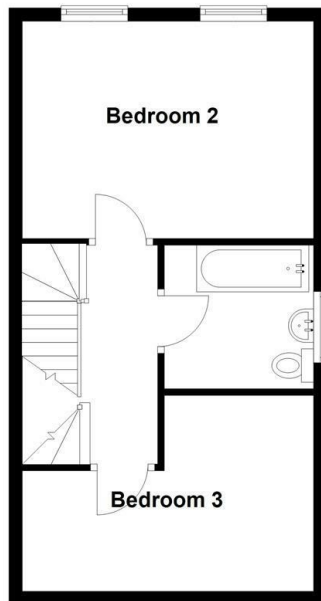
£370,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

