





3, Heyes Farm Road, Macclesfield, Cheshire SK11 8RQ

This detached bungalow has a convenient location, being within a short walk of Broken Cross with many local amenities. It offers spacious three bedroom accommodation and it does benefit from gas-fired central heating and uPVC double glazing, but it is now at the stage where updating and decoration is required throughout, hence this attractive asking price.

The accommodation comprises a hall, lounge, dining room, kitchen, three good sized bedrooms with built-in wardrobes, and a bathroom.

A gated drive provides off-road parking as well as access to a garage. There is also a private rear garden with lawn and patio.

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, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road (A537), and at the traffic lights at Broken Cross, turn left (by the mini Tesco's) into Gawsworth Road and first leave Princess Way. Heyes Farm Road is the first 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 window. Loft access. Airing cupboard housing a gas central heating and domestic hot water combination boiler. Radiator.

Kitchen

18'09 x 10'02

Single drainer one and a half bowl 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 and splashbacks. Integrated four ring electric hob with stainless steel extractor canopy over. Integrated double oven. Plumbing for washing machine. Partially tiled walls. uPVC double glazed windows to both front and side elevations. uPVC door to side garden. Radiator.

Lounge

13'04 x 11'04

Wall-mounted electric fire. T.V. aerial point. Two wall light points. uPVC double glazed window. Double radiator. Double doors to the kitchen.

Bedroom One

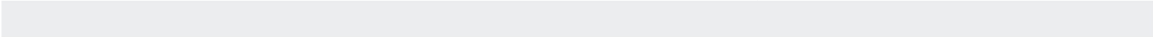
10'02 x 10'01

Built-in mirror fronted wardrobes. uPVC double glazed window. Double radiator.

Bedroom Two

10'11 x 10'11

Built-in storage cupboard. uPVC double glazed patio doors to rear garden. Radiator.



Bedroom Three

9'06 x 8'08

Built-in storage cupboard. uPVC double glazed window. Radiator.

Bathroom

8'00 x 5'00

A white suite comprising a fully tiled cubicle with thermostatic shower over, a panelled Jacuzzi bath with mixer taps, a vanity wash hand basin with storage cupboard below and a low suite W.C. Fully tiled walls. Tiled flooring. Vertical chrome heated towel rail.

Outside

Gardens

To the front of the property there is a small garden area and driveway providing ample off-road parking and access to the garage whilst to the rear there is a fully enclosed garden which is mainly laid to lawn with a full-width paved patio.

£265,000

HOLDEN & PRESCOTT

Ground Floor



