





1, Hawthorn Way, Macclesfield, Cheshire SK10 2DA

Situated in the increasingly popular Hurdsfield area, this three bedroom semi detached property has undergone upgrades over the years. The ground floor has been effectively opened up to create an "open plan" aspect living space and this combined with generous bedroom sizes, creates an excellent family home.

The accommodation comprises; an Entrance Hall, Lounge, Dining Room and Kitchen to the Ground Floor whereas, to the First Floor, there are three Bedrooms and a Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property lies behind a block paved driveway with an adjacent lawned front garden which is screened from the road by a mature hedge. To the rear, there is a fully enclosed garden space that incorporates a well-kept lawn as well as a large stone-flagged patio to the side elevation which pair to make for an excellent hosting area or simply a space to enjoy the 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 right hand side turn left into Queens Avenue. Take the third right into Nicholson Avenue and next left into Hawthorn Way. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset and adjoining. Picture rail. Dado rail. Laminate flooring. Spindle balustrade to the staircase. Double panelled radiator.

Lounge

12'02 x 11'01

Open fire set within a tiled surround, hearth and mantel. Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator. Open way to the Dining Room.

Dining Room

12'03 x 11'07

Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double doors opening onto the rear garden. Vertical radiator.

Kitchen

12'02 x 6'11

Single drainer double bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces which extends to a breakfast bar. Integrated AEG oven. Four ring induction hob with extractor hood over. Plumbing for a slimline dishwasher. Plumbing for automatic washing machine. Space for an American style fridge/freezer. Understairs storage cupboard. Ceiling cornice. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC door opening to the side of the property.

First Floor

Landing

Spindle balustrade to the staircase. Picture rail. Dado rail. uPVC double glazed window. Access to the fully boarded loft via a pull-down ladder.

Bedroom One

12'02 x 11'02

Fitted wardrobes, cupboards and drawers to one wall. Laminate flooring. uPVC double glazed window. Double paneled radiator.

Bedroom Two

12'04 x 11'06 reducing to 10'03

Laminate flooring uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'02 x 8'03 reducing to 7'00

Laminate flooring uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a P-shaped panelled bath with mixer tap and thermostatic rain head shower and detachable shower head over, a vanity hand basin with mixer tap and storage unit below and a low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

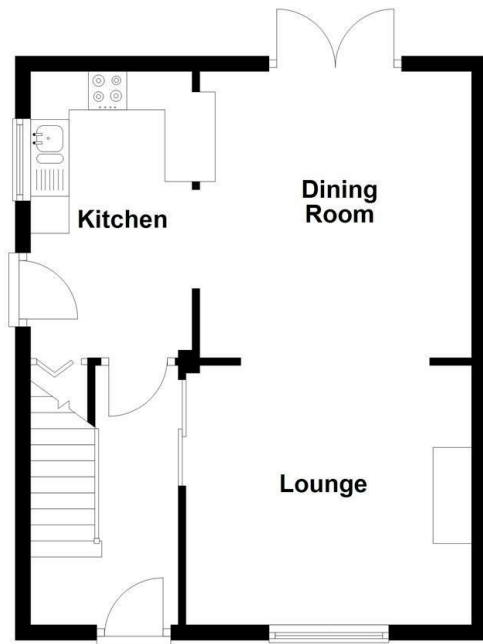
Gardens

The property is screened from the road by a mature hedge behind which is a small lawned garden area. Adjacent is a blocked paved driveway which provides off-road parking for approximately two vehicles. The side and rear of the property is protected by a fence with gated access beyond which is an impressive stone flagged patio seating area which is perfect for relaxing and entertaining. This in turn leads to a good sized rear lawned garden which lies within fenced borders accented by a number of mature trees and shrubs with an additional patio seating area. The rear garden also home to two outbuildings, one of which houses the Worcester Bosch combination condensing boiler and the other containing a W.C.

£260,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

