





2, Ecton Avenue, Macclesfield, Cheshire SK10 1QS

This delightful, traditional three bedroom semi detached is situated at the foot of the Peak District on one of Macclesfield's Premier Roads. Having been immaculately maintained over the years, this bright and inviting property is well-appointed throughout and offers an excellent opportunity to acquire a comfortable family home in a wonderful location.

In brief the accommodation comprises a porch, entrance hall, lounge, dining room and kitchen on the ground floor. There is also an attached garage with a utility room. To the first floor there are three well proportioned bedrooms and a shower room. The property is warmed with gas central heating and UPVC double glazing is installed.

The property is setback from the road behind a paved garden with planted borders and a driveway which provides off-road parking and access to the garage. The garden to the rear is truly a sight to behold. Beautifully landscaped, the garden has been planted to display a wonderful range of colour and interest. The space is fully enclosed and benefits from a westerly aspect catching the best of the afternoon and evening sun. This is a wonderful garden to enjoy throughout all of the seasons of the year.

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 Buxton Road. Having crossed the canal take the sixth turning on the left hand side into Ecton Avenue. The property can be found immediately on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Composite front door. uPVC double glazed windows.

Entrance Hall

Spindle balustrade to the staircase. Understairs storage cupboard. Meter cupboard. Pantry style cupboard with shelving and window through to the garage.

Lounge

14'1 into bay x 12'6

Living flame gas fire set within a feature marble fireplace. T.V. aerial point. Ceiling cornice. uPVC double glazed windows to the bay. Curved double panelled radiator.

Dining Room

12'1 x 12'0

Gas fire with stone hearth. Ceiling cornice. T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

Kitchen

9'2 x 7'1

Single drainer stainless steel sink unit with base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Electric cooker point. Space for a fridge/freezer. uPVC double glazed window. Double panelled radiator.

Utility Room

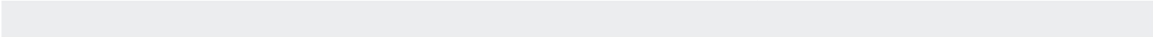
11'7 x 4'10

Stainless steel sink unit with cupboards below. Plumbing for a washing machine. Glow Worm central heating boiler. uPVC double glazed window.

Garage

16'0 x 14'9 reducing to 11'9

Electric up and over door. Single panelled radiator. Door to garden with double glazed panel inset.



First Floor

Landing

Spindle balustrade to the staircase. Access to a fully boarded loft with light installed. uPVC double glazed window.

Bedroom One

14'1 into bay 11'3

Floor to ceiling fitted cupboards to the chimney recesses. Picture rail. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two

12'1 x 12' 0

Fitted cupboards to the chimney recess. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'2 x 7'1

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

Bathroom

The suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal wash basin and a low suite W.C. Cupboard housing the hot water cylinder. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property is set behind a paved garden with planted borders as well as a driveway which provides off-road parking and access to the one and a half sized garage. The beautifully presented garden to the rear stretches to an impressive length and is fully enclosed within fenced and hedged borders. Incorporated within the space are numerous planted flower beds along with a stunning display of mature, well-maintained trees, bushes and shrubs The garden enjoys a westerly aspect and so gets the best of the afternoon and evening sun. There is also an outside W.C., two brick built outhouses and secure access to the cellar.

£389,950

HOLDEN & PRESCOTT

