





## 31, Kent Walk, Macclesfield, Cheshire SK10 3HG

This mid terrace property is a true family home. Presented in a good condition it offers well proportioned accommodation with gardens to the front and rear.

On the ground floor there is an entrance hall, lounge, dining kitchen, large conservatory and a utility room with W.C., whilst to the first floor there are three bedrooms and a bathroom. Both gas fired central heating and uPVC double glazing are installed.

The property is approached via a walkway and there is parking to the rear. Both garden areas are fully enclosed with the rear being paved.

There are local shops on Kennedy Avenue and the property is within walking distance of Upton Priory School, Fallibroome Academy and the Leisure Centre.

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 Prestbury Road, turning left after a short drive into Kennedy Avenue. Proceed along Kennedy Avenue and Kent Walk is the fourth turning on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

### **Ground Floor**

#### **Covered Porch**

#### **Entrance Hall**

uPVC front door with double glazed panels. Spindle balustrade to the staircase. Dado rail. Laminate flooring. Single panelled radiator.

#### **Lounge**

12'1 x 10'11

T.V. aerial points. uPVC double glazed window. Double panelled radiator.

#### **Dining Kitchen**

17'9 x 12'11 at maximum

Single drainer sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks which extends to a breakfast bar. Integrated four ring electric hob and single oven. Integrated fridge/freezer. Understairs storage cupboard. uPVC back door. uPVC patio doors to the garden. Laminate flooring. Double panelled radiator.

#### **Conservatory**

16'8 x 6'10

Double glazed glass roof. uPVC double glazed windows. uPVC back door to the garden. Double panelled radiator.

#### **Utility Room/ W.C.**

6'1 x 4'1

Circular stainless steel sink unit with a mixer tap and base cupboard below. Work surface with plumbing for a washing machine. Extractor fan. Tiled flooring. uPVC double glazed window.

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## **First Floor**

### **Landing**

Spindle balustrade to the staircase. Dado rail.

### **Bedroom One**

12'11 x 9'11

uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

9'11 x 9'0

Two fitted double wardrobes. Loft access. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

9'11 x 7'8

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The suite comprises a P-shaped bath with mixer tap, screen and thermostatic shower over, a pedestal wash basin with mixer tap and a low-suite W.C. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

### **Outside**

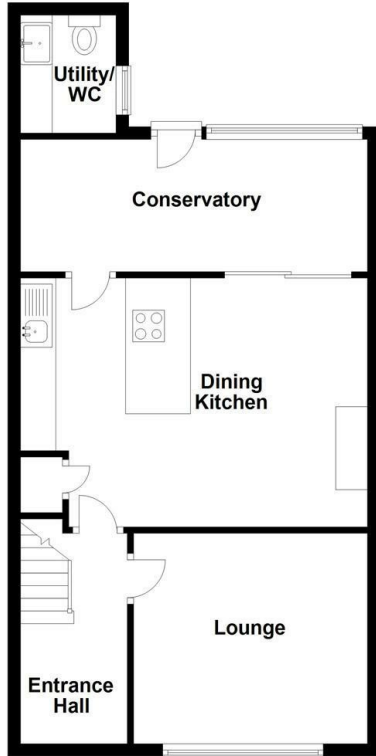
### **Gardens**

To the front of the property there is a small enclosed garden which is predominantly paved with borders, whilst to the rear of this home is a private garden which lies within fenced borders and incorporates a patio and artificial lawn. There is also some planted flower beds. The garden enjoys a southerly, sunny aspect.

**£192,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

