







## 4, Birchinal Close, Macclesfield, Cheshire SK11 8QS

This three bedroom semi detached property is well placed in a quiet cul-de-sac. Having been a proud home over the years and having benefited from a new kitchen and bathroom in more recent years this is a lovely home, although it may benefit from some updating.

In brief the accommodation comprises an entrance hall, lounge, dining room, kitchen, cloakroom and a sun room with patio doors onto the garden. To the first floor there are three bedrooms and a bathroom. The property is warmed with gas central heating and uPVC double glazing is installed.

The property is set behind a block paved drive and gravel garden. To the rear of the property there is a workshop/garage with power and a fully enclosed garden with a sunny westerly aspect.

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 Park Lane, through two sets of traffic lights into Ivy Lane. Follow the road, round sharply to the right into Ivy Road, and take the second turning on the right into Chiltern Avenue. Birchinal Close is the second turning on the right hand side.

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

## **Ground Floor**

### **Covered Porch**

### **Entrance Vestibule**

Handrail to the staircase. uPVC front door with double glazed panels. Single panelled radiator.

### **Lounge**

13'5 x 12'6 reducing to 11'1

T.V. aerial point. Electric fire set within a marble surround and hearth. Downlighting. Understairs meter cupboard. uPVC double glazed bay style windows. Double panelled radiator. Double doors onto the Dining Room.

### **Dining Room**

10'4 x 8'0

Single panelled radiator. Openway through to the Sun Room.

### **Sun Room**

9'6 x 5'11

Sliding patio doors onto the garden. Single panelled radiator.

### **Kitchen**

10'3 x 7'1

One and a half bowl sink unit with base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven. Four ring electric hob and extractor hood over. Integrated dishwasher. Downlighting. Xpelair. Space for a fridge/freezer. uPVC double glazed window.

### **Utility**

Work surface with plumbing for washing machine below. A Worcester combination style condensing boiler.

### **Cloakroom/W.C.**

The suite comprises a hand basin and a low suite W.C. uPVC back door with double glazed panel. Single panelled radiator.



## First Floor

### Landing

Handrail and balustrade to the staircase. Loft access. uPVC double glazed window.

### Bedroom One

12'9 x 8'7

Floor to ceiling fitted wardrobes with hanging rail and shelving and matching bedside tables, display plinths and overhead storage. uPVC double glazed window. Single panelled radiator.

### Bedroom Two

9'4 x 9'3

uPVC double glazed window. Single panelled radiator.

### Bedroom Three

9'8 x 6'9

Storage cupboard with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

### Bathroom

The suite comprises a walk-in cubicle with thermostatic shower over, a hand basin with mixer tap and cupboards below and a low suite W.C. Downlighting. Extractor fan. Tiled walls. uPVC double glazed window. Double panelled radiator.

### Outside

#### Gardens

To the front of the property there is a single driveway and gravelled garden whilst to the rear, there is a fully enclosed garden which lies within fenced borders and incorporates a patio and a decked area as well as raised beds.

#### Workshop

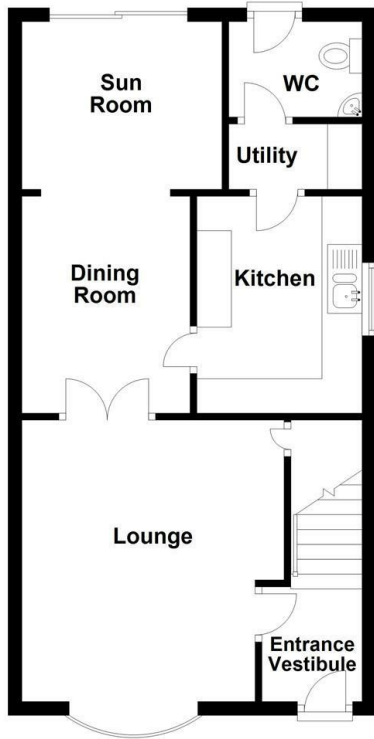
20'0 x 7'11

Single door. Power and light.

**£269,950**

HOLDEN & PRESCOTT

Ground Floor



First Floor

