



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

60, Waterways Avenue, Macclesfield, SK11 7NF

A beautifully presented and well proportioned four bedroom semi-detached townhouse, backing on to the Macclesfield canal.

Guide Price £399,950

Constructed of brick, this well presented semi-detached townhouse, located on a popular and well kept development, offers the discerning purchaser the opportunity to acquire a modern 4 bedroom property, backing on to the Macclesfield canal and close to all local amenities.

The property is laid out over three floors and the accommodation briefly comprises, to the ground floor: Entrance hall, WC, utility room and access to the integral garage. The first floor has a bright kitchen/dining room with access to the rear garden, snug with double French doors and Juliet balcony, living room and WC. The second floor has 4 good sized bedrooms (one en-suite) and a family bathroom. The property benefits from double glazing throughout and a gas central heating system has been installed.

Outside, to the front, the property has off road parking for two motor vehicles on a Tarmacadam driveway, with access to the integral garage and a area of lawn. A flight of metal steps leads up the side of the property to the rear garden which is at first floor level and has a small paved area, but is mostly laid to lawn, with fencing on all sides and the Macclesfield canal beyond.

From the traffic lights on the Silk Road adjacent to Arighi Bianchi Furniture Store, proceed towards Leek for approximately one mile, turning left at the traffic lights into Byrons Lane over the railway bridge. Take the second left onto Gunco Lane and then first right into Waterways Avenue. Follow the road around to the right and the property can be located at the back of the development on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

20'0 x 7'09

With oak floor, radiator, cloaks cupboard, stairs to first floor.

WC

5'05 x 4'06

With low level WC, pedestal wash hand basin, radiator, oak floor, part tiled walls.

UTILITY ROOM

7'0 x 5'06

With base cupboard and worktops, stainless steel sink and drainer unit, plumbing for washing machine, radiator, oak floor, under stairs cupboard housing water cylinder, door to:

INTERGRAL GARAGE

18'01 x 9'0

With up and over door, power and light.

FIRST FLOOR

LANDING

With radiator, stairs to second floor.

KITCHEN/DINING ROOM

20'09 x 10'0 (overall)

Double glazed French doors leading to the rear garden. A range of fitted Shaker style units including base cupboards and drawers, wall cupboards and work tops, 4-ring gas hob and extractor unit, integrated dishwasher, fridge freezer, double oven and grill. Dining area with radiator.

WC

5'04 x 4'06

With pedestal wash hand basin, low level WC, radiator, tiled floor, part tiled walls.

SNUG

11'0 x 8'10

With radiator, glazed double doors to Juliet balcony.

LIVING ROOM

13'11 x 11'05

With radiator.

SECOND FLOOR

LANDING

With radiator, loft access.

BEDROOM ONE

13'11 x 10'0

With fitted wardrobes, radiator.

EN-SUITE

7'08 x 3'10

With shower enclosure, heated towel rail, low level WC, pedestal wash hand basin, tiled floor, part tiled walls.

BEDROOM TWO

10'05 x 8'10

With radiator.

BEDROOM THREE

10'0 x 8'10

With radiator.

BATHROOM

6'03 x 6'02

With pedestal wash hand basin, panelled bath with overhead shower, low level WC, heated towel rail, tiled floor, part tiled walls.

BEDROOM FOUR

10'11 x 6'03

With radiator.

OUTSIDE

Gardens as previously mentioned.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

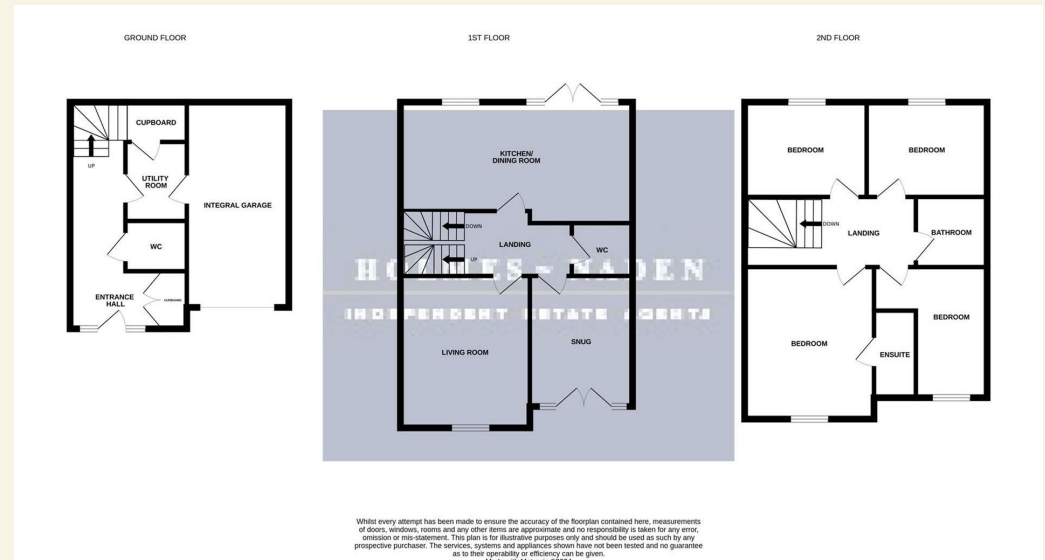
Possession

Vacant possession upon completion.

PRESTBURY OFFICE:THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

