HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

6, Ivy Road,

Macclesfield, Cheshire, SK11 8QB

*** NO ONWARD CHAIN***

A well proportioned three bedroom semi-detached character property with off road parking.

Guide Price £350,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

DIRECTIONS: From the traffic lights at the junction of Oxford Road and Park Lane proceed into Ivy Lane (adjacent to the Flower Pot Public House) and continue to follow the road round into Ivy Road where the property can be located toward the end of the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 14'05 x 7'0
With radiator, cupboard housing meters, stairs to first floor.

WC
With low level WC, vanity wash hand basin with cupboards below, tiled floor.

LIVING ROOM 12'11 (into bay) x 10'10
With radiator, corner fireplace with electric log burner style fire.

LOUNGE/DINING ROOM 11'1 x 10'10
With French doors to rear garden, fireplace with log burning stove and granite hearth.

KITCHEN 16'09 x 8'06
With a range of fitted units including base cupboards and drawers, wall cupboards and worktops, tiled splashbacks, one and a half bowl stainless steel sink, hob with extractor, plumbing for washing machine, integrated dishwasher, radiator, Velux window, tiled floor, door to rear garden.

FIRST FLOOR

LANDING 9'0 x 6'11

BEDROOM ONE 12'02 x 11'0
With radiator.

BEDROOM TWO 11'0 x 11'0
With radiator.

BEDROOM THREE 7'07 x 6'11
With radiator.

BATHROOM 8'04 x 6'05
With shower enclosure, pedestal wash hand basin, low level WC, part tiled walls, radiator.

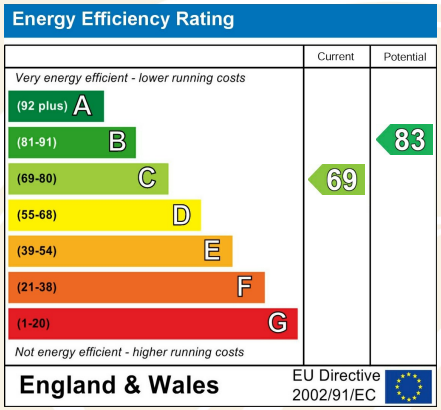
OUTSIDE
Gardens as previously mentioned.

GARAGE 17'09 x 10'02
With up and over door, power and light, side access to rear garden.

Tenure
Leasehold. Interested purchaser should seek clarification of this with their solicitor.

Viewings
Strictly by appointment through the Agents.

Possession
Vacant possession upon completion.



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THE DISPUTE SERVICE

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