



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 47, Eldon Road, Macclesfield, SK10 3SA

A attractive two bedroom mews property enjoying a prime position on a Jones Homes development.

£225,000

An attractive two bedroom mews home built by Jones Homes. The property enjoys a prime position on this particularly sought after development and is conveniently situated near excellent schools, including Fallibroome Academy and King's School, Macclesfield General Hospital, West Park, and the main town centre—all within reasonable walking distance. Access points to the motorway network and Inter-City rail travel to London and Manchester are just a 10 to 30-minute drive away.

The property offers the following accommodation; entrance vestibule, living room and separate dining room, which opens through to the kitchen. To the first floor, a landing provides access into the two bedrooms and the family bathroom. The windows are double glazed and the property is warmed by a gas central heating system. Outside, there is a pleasant low maintenance garden with patio and raised bedding areas. Off-road parking is provided to the side of the house within a residents parking area. A viewing is highly recommended to avoid disappointment.

**DIRECTIONS:** From our Prestbury office, proceed up Macclesfield Road, passing Prestbury Golf Club to the roundabout. Bear left, and then right at the next roundabout into Priory Lane. Take the second exit at the main roundabout onto Eldon Road. Turn left at the T-junction continuing up Eldon Road. The property is located at the end of the road on the left-hand side after the second road on the left.

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 14'8" x 11'10"

Double glazed bow window to the front elevation, under stairs storage cupboard, radiator, laminate floor.

#### DINING ROOM 10'10" x 5'10"

Double glazed sliding patio doors, radiator, tiled floor.

#### KITCHEN 10'10" x 5'8"

Fitted kitchen units to base and eye level, gas hob, electric oven, stainless steel extractor fan, stainless steel sink unit with mixer tap, tiled splash backs, Baxi gas central heating boiler, plumbing for washing machine, integrated fridge freezer, tiled floor, double glazed window to the rear.

### LANDING

#### BEDROOM 1 11'10" x 10'11"

Double glazed window to the front elevation. fitted wardrobes with sliding doors, inset ceiling spot lights, radiator.

#### BEDROOM 2 10'11" x 6'7"

Double glazed window to the rear elevation, deep built-in wardrobes and shelving space, radiator. Loft access.

#### BATHROOM 7'8" x 4'10"

Double glazed window to the rear elevation, white suite comprising of a panelled bath with a mixer shower over, push button WC, pedestal wash basin, towel radiator, tiled walls and floor.

### OUTSIDE

As previously mentioned with garden shed.

#### Tenure:

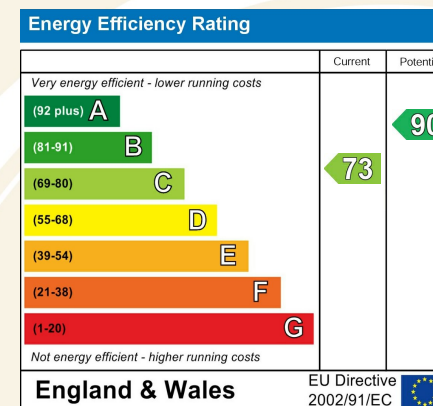
Freehold. Interested purchaser should seek clarification of this with their solicitor.

#### 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



#### MISDESCRIPTONS 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.



