73, South West Avenue,

Bollington, Cheshire, SK10 5DX

A well positioned four bedroom two bathroom detached property occupying a large corner plot in need of modernisation. Sought after location.

Offers Over £495,000

73 South West Avenue has never been offered for sale on the open market since it was built in the early 1970's and offers the discerning purchaser the opportunity to acquire a property in need of modernisation.

The accommodation comprises on the ground floor entrance porch, entrance hall, lounge, family/dining room, kitchen and cloakroom. At first floor level the landing allows access to bedroom one with en-suite shower, three further bedrooms and a family bathroom. The whole of the accommodation is warmed by gas fired central heating and a Vaillant boiler was installed within the last few years. The property also benefits from uPVC double glazed windows throughout.

Outside particular mention must be made of the superb corner plot which enjoys gardens to three sides laid mainly to lawn. The driveway at the front of the property allows ample hardstanding for motor vehicles and access to the integral garage.

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 minutes and 30 minutes drive of the property.

Directions:
From our Bollington Office proceed up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield for approximately one and a half miles turning left into South West Avenue. Follow the road to the end and 73 can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
Quarry tiled floor.

ENTRANCE HALL
Staircase off, under stairs storage cupboard.

CLOAKROOM
Comprising low level WC, wall mounted wash hand basin.

LOUNGE 22'2 x 10'10
Part Parquet floor, double radiator.

FAMILY/DINING ROOM 13'8 x 12'5
Wall mounted gas fire, two wall light points, double radiator.

KITCHEN 11'2 x 8'9
Comprising a range of base, eye level and drawer units, four ring electric hob with extractor hood over, built in electric double oven, plumbing for dishwasher, plumbing for washing machine, Formica working surface, one and a half bowl sink unit with mixer tap, door to outside.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM ONE 12'9 x 10'9
Single radiator, two wall light points.

EN-SUITE SHOWER ROOM
Comprising shower cubicle, pedestal wash hand basin.

BEDROOM TWO 11'2 overall x 8'(plus 3'11 x 3'8)
Single radiator.

BEDROOM THREE 11' x 8'8
Double radiator.

BEDROOM FOUR 10'10 x 8'7
Double radiator.

BATHROOM
Comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, single radiator.

OUTSIDE
Gardens as previously mentioned.

INTEGRAL GARAGE
With boiler, electric, light and power, water meter, electric meter, consumer unit.

DRIVEWAY
With parking for several motor vehicles.

TENURE
We have been advised that the property is Freehold and free from chief rent.
Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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