

10 Storey Avenue
Macclesfield



Andrew J Nowell
& Company



10 Storey Avenue, Macclesfield, SK10 3PG

A spacious four-bedroom detached home on the popular Weaver Green development with large south facing garden.

- 10 Year Warranty
- South Facing Garden
- No Onward Chain
- Upgraded Specification

Constructed in 2023 by Bellway Homes and forming part of the popular Weaver Green Development.

10 Storey Avenue is a spacious and well balanced four-bedroom family home which has an upgraded specification and is immaculately presented throughout.

On the ground floor is the entrance hall with cloakroom WC off, living room with bay window, open plan living dining kitchen with in-built appliances and French doors opening onto the garden. There is a pantry and utility room accessed from the kitchen.

To the first floor is the principal bedroom suite with en-suite shower room, three further bedrooms and the family bathroom.

The current owners have installed the flooring, curtains and blinds, turf in the garden and upgraded the standard specification including: AEG induction hob, upgraded Zanussi appliances, chrome sockets and switches and bespoke bathroom tiling and trim.





Externally the property is approached via a driveway offering off road parking for two vehicles and leading to the detached garage. There is an electric car charging port.

To the rear is a good sized garden with patio and lawned area. The garden enjoys a sunny south facing aspect.

Located on the Macclesfield/Henbury border, Storey Avenue is within easy reach of Macclesfield and Alderley Edge which offer everything for day-to-day needs, restaurants and bars and rail links to Manchester and London.

Important Information

Council Tax – E

EPC Rating – B

Tenure – Freehold
Estate Charge – TBC (Expected £120p.a)

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///improviser.export.purse](https://improviser.export.purse)

Flood Risk*: Very Low Risk of flooding

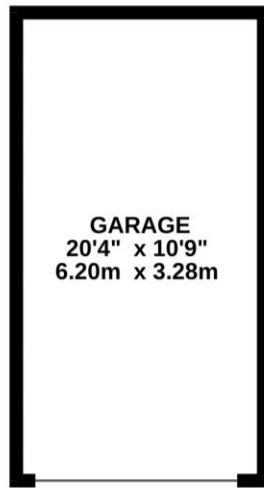
Broadband**: Ultrafast Broadband available at the property.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



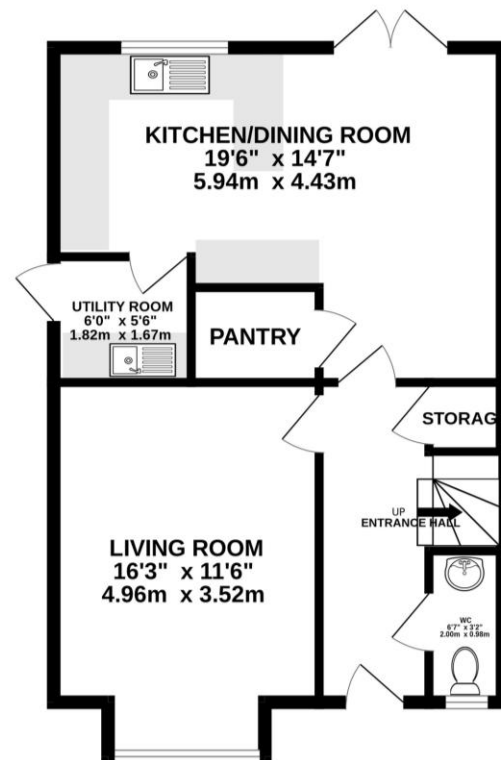
GARAGE
20'4" x 10'9"
6.20m x 3.28m

TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.

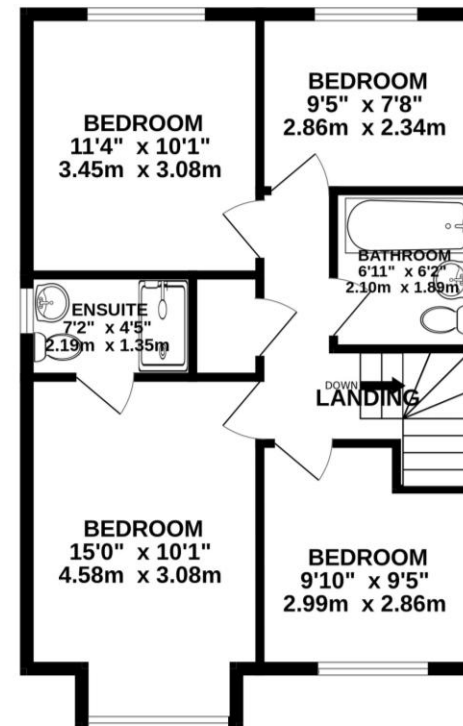
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



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