



# 8 Belmont Avenue, Macclesfield, SK10 3JN

\*\* NO ONWARD CHAIN \*\* Nestled in a peaceful cul-de-sac in the desirable semi-rural area of Whirley, this mature semi-detached home enjoys beautiful open views over fields to the rear. Ideally located with easy access to the surrounding countryside, Broken Cross, and just a short walk from Whirley Primary School. The property does require full renovation and modernisation, it presents a fantastic opportunity for buyers to create a home tailored to their own taste and needs. This mature semi detached property will prove to be a great family home and in brief comprises; entrance hallway, downstairs WC, downstairs bathroom, kitchen and dual aspect living room with patio doors opening to the garden. To the first floor there are three well proportioned bedrooms with the third bedroom benefiting from an en-suite WC. Set back behind double gates, the property includes a driveway offering off-road parking. The rear garden is mainly laid to lawn, bordered by mature shrubs, hedging and fencing and backs directly onto open fields. A side gate provides convenient access to the front of the house.

## £250,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Directions

Leaving Macclesfield in a Westerly direction along Chester Road, continue to the roundabout at Broken Cross and carry straight over onto Chelford Road. Take the first right onto Whirley Road and follow the road for some time passing the school on the left hand side. Belmont Avenue is the next turning on the left hand side and the property will be found on the right hand side.

### Entrance Hallway

Turning stairway to the first floor landing. Radiator.

### Downstairs WC

Low level WC. Double glazed window to the front aspect. Radiator.

### Downstairs Bathroom

Fitted with a panelled bath and pedestal wash hand basin. Part tiled walls. Double glazed window to the front aspect.

### Dual Aspect Living Room

16'0 x 11'7

Dual aspect reception room with double glazed sliding patio doors opening to the rear garden and double glazed window to the front aspect. Two radiators.

### Kitchen

11'0 x 8'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for appliances. Understairs storage cupboard. Boiler. Double glazed window and door to the rear aspect.

### Stairs To The First Floor

Access to loft space.

## **Bedroom One**

16'0 x 9'7

Dual aspect double bedroom with double glazed window to the front and rear aspect with views over fields to the rear. Two radiators.

## **Bedroom Two**

9'1 x 8'4

Double bedroom with double glazed window to the rear aspect with views over fields. Fitted with a range of wardrobes with cupboards above. Radiator.

## **Bedroom Three**

8'5 x 8'4

Well proportioned bedroom with double glazed window to the front aspect. Radiator.

## **En-Suite WC**

Push button low level WC and vanity wash hand basin.

## **Outside**

### **Driveway**

The property is set back behind double gates, opening to the driveway. A lawned garden to the side with hedging to the front. A courtesy gate to the side allows access to the garden.

### **Garden**

The private rear garden backs onto open fields. Mainly laid to lawn and bordered by mature shrubs, hedging and fencing. A courtesy gate to the side provides access to the front of the property.

### **Tenure**

The vendor has advised us that the property is Freehold and that the council tax band is C.

We would advise any prospective buyer to confirm these details with their legal representative.

### **Anti Money Laundering - Note**

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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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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