





15, Maple Avenue, Macclesfield, Cheshire SK11 7RB

This attractive render-fronted three-bedroom semi-detached home offers well-planned accommodation that is ready to move straight into. Maple Avenue is conveniently positioned close to well-regarded local schools and a range of everyday amenities. At the end of the road, residents can enjoy direct access to South Park, providing open green space, leisure facilities and pleasant walking routes. The property is ideal for first-time buyers, young families or those looking to downsize.

The ground floor accommodation briefly comprises; an entrance hall, lounge and a spacious dining kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout, ensuring warmth and efficiency all year round.

Externally, the home is set back from the road behind a tarmac driveway providing convenient off-road parking. The rear garden is a true standout feature. Impressive in length and predominantly laid to lawn, making it ideal for families and keen gardeners alike. A stone-flagged patio offers the perfect space for outdoor dining, while well-stocked flower beds line the borders. A brick-built outbuilding, currently utilised as a summer kitchen, benefits from power, light and a water supply. Tucked away at the foot of the garden are two additional sheds and a bike store.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Mill Lane (A523) towards Leek. Take the next turning on the right into Mill Road and follow the road round into High Street. Proceed to the end and turn right into Maple Avenue and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Picture rail. Basket Weave Parquet flooring. Handrail to the staircase. Understairs cloaks cupboard. uPVC double glazed window. Double panelled radiator.

Lounge

13'10 x 13'03

Living flame gas fire set within a stone built fireplace with a tiled hearth. Picture rail. Shelving to the chimney recess. Deep skirting boards. uPVC double glazed window to the bay. Double panelled radiator.

Dining Kitchen

18'08 x 11'03

Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated Bosch single oven. Integrated Bosch five ring gas hob with extractor hood over. Space for fridge/freezer. Plumbing for dishwasher. Plumbing for automatic washing machine. Space for tumble dryer. Recessed spotlighting. Partially tiled walls. Living flame gas fire with a tiled surround and hearth. Deep skirting boards. Herringbone style parquet flooring. Tiled flooring. uPVC double glazed window. uPVC double doors opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Hand rail to the staircase. Loft access. Picture rail. uPVC double glazed window.

Bedroom One

12'11 x 10'11

Feature fireplace with tiled hearth. Shelving to the chimney recess. Picture rail. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Bedroom Two

12'11 max x 12'10

Feature cast-iron fireplace with tiled hearth. Picture rail. shelving to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Three

8'07 x 8'00

Velux window. uPVC double glazed window. Deep skirting boards. Double panelled radiator.

Bathroom

The white suite comprises a panelled P-shaped bath with central mixer tap, screen and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Fully tiled walls. Deep skirting boards. uPVC double glazed window. Vertical chrome heated towel rail

Outside

Gardens

The property is set behind a tarmac driveway providing off-road parking for up to two vehicles. The garden to the rear is fully enclosed and incorporates a stone flagged patio, a lawn with planted borders. Garden sheds. Brick built out house with W.C. and housing the combination-style central heating boiler. Included within the sale is a brick built summer kitchen with power and light. It also houses a stainless steel sink with mixer tap and chimney for cooking. Downlighting.

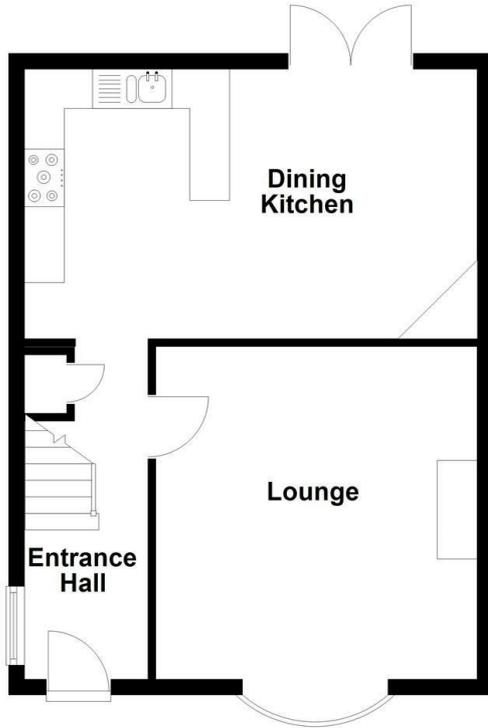
Tenure

Freehold

£299,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

