





71, Earlsway, Macclesfield, Cheshire SK11 8RW

A well-presented three-bedroom mid-terrace property, offered for sale with the benefit of no onward chain and ready for immediate occupation. Ideally positioned, the property enjoys a convenient location close to highly regarded primary and secondary schools, together with a range of local amenities all within easy reach.

The accommodation briefly comprises an entrance hall, lounge, and a dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a lawned front garden with established hedging, providing a good degree of privacy. To the rear is a fully enclosed garden featuring a stone-flagged patio seating area, lawned garden, and a useful brick-built outhouse. A rear gate provides direct access to off-road parking and the nearby Western playing fields.

This property represents an excellent opportunity for first-time buyers, families, or investors alike.

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 comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane. Proceed through two sets of traffic lights into Ivy Lane and where the road bears sharply to the right, turn left into Kendal Road. At the top of Kendal Road turn right into Earlsway where 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 and adjoining. Handrail to the staircase. Understairs storage cupboard. Single panelled radiator.

Lounge

14'9 x 9'2

uPVC double glazed window. Single panelled radiator.

Dining Kitchen

15'10 x 9'11

Single drainer composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated five ring induction hob with extractor hood over. Integrated dishwasher. Integrated fridge. Integrated freezer. Freezer. Plumbing for automatic washing machine. Pull-out pantry cupboard. Cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Loft access. Airing cupboard with shelving. Single panelled radiator.

Bedroom One

12'4 x 9'5

Floor to ceiling fitted wardrobe. uPVC double glazed window. Single panelled radiator.

Bedroom Two

9'10 x 9'05 reducing to 8'2

Floor to ceiling fitted wardrobe. uPVC double glazed window. Double panelled radiator.

Bedroom Three

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a P-shape bath with mixer tap and thermostatic shower over. A combined washbasin and W.C. vanity unit with storage. Extractor fan. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens**

The property is set back behind a gated lawned garden whilst to the rear the garden is fully enclosed and includes a stone-flagged patio, lawn and brick-built outhouse. A gate at the rear boundary provides access to an area of off-road parking as well as the Western playing fields.

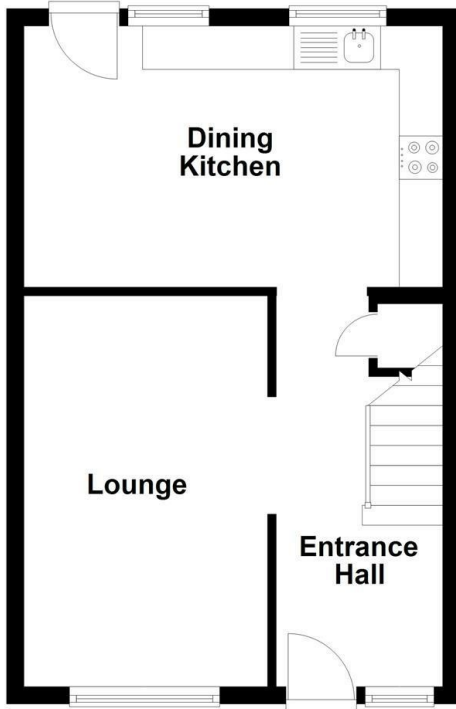
Tenure

Freehold

£217,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

