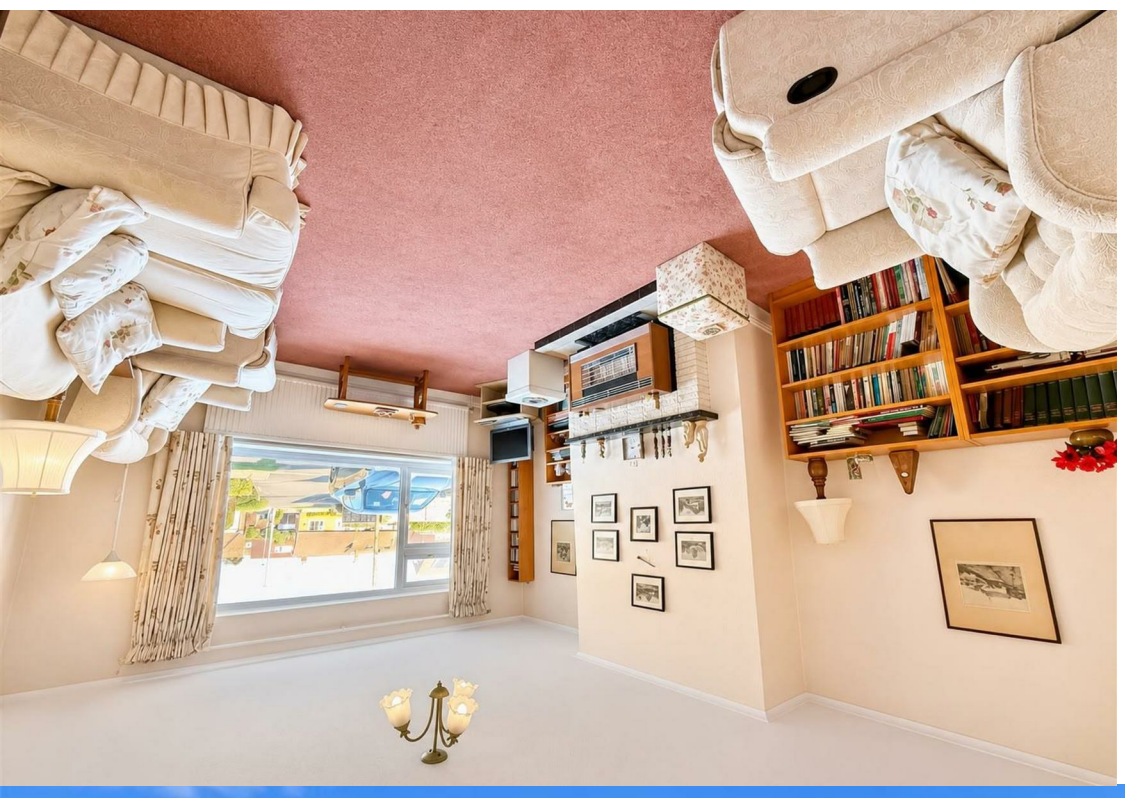










jordanfishwick

5 HAZEL AVENUE MACCLESFIELD SK11 7UL

£375,000

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NO ONWARD CHAIN An attractive two double bedroom true bungalow, ideally positioned in a sought after location within walking distance of the shops at Thornton Square and convenient bus routes. Tucked away at the head of a quiet cul-de-sac, this well proportioned home offers comfortable and well presented accommodation throughout. In brief the property comprises; porch, entrance hallway, living room, kitchen, dining room with access to the garage and lean to. Doors lead off from the hallway to the two double bedrooms, shower room and separate WC. Externally, the property is positioned behind a lawned front garden and a block paved driveway providing off road parking leading to the integral garage. The mature Southerly facing garden is a real feature with a block paved patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Flower beds offer an array of attractive plants, flowers and shrubs to the borders. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners. Timber panel fencing to the boundaries. Pathways to either side of the property allows access to the front.

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, drink, unique crafts 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 along Park Lane, turn left at the second set of lights onto Congleton Road, taking the second turning right onto Thornton Avenue, Larch Avenue is then first on the left. Follow the road around and take the second left onto Hazel Avenue where the property will be found ahead.

Porch

Entrance Hallway
Access to reception room, bedrooms and shower room. Radiator.

Living Room
16'0 x 12'4
Spacious reception room with double glazed window to the front aspect. Radiator.

Kitchen
12'0 x 10'2
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Space for a cooker and fridge. Built in cupboard with space for a washing machine. Double glazed window to the rear aspect. Door to the dining room.

Dining Room
11'2 x 9'0
Window and door to the lean to. Door to the garage. Radiator.

Lean To
9'6 x 6'0
Double glazed windows and door to the garden.

Bedroom One
12'0 x 12'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
12'0 x 10'0
Double bedroom with double glazed window to the rear aspect. Radiator, a good range of fitted wardrobes and drawers.

Shower Room
Fitted with a shower and pedestal wash hand basin. Built in airing cupboard housing the Worcester boiler. Double glazed window to the rear aspect. Radiator.

Separate WC
Push button low level WC. Double glazed window to the rear aspect.

Driveway
The property is positioned behind a lawned front garden and a block paved driveway providing off road parking leading to the integral garage.

Garage
17'0 x 8'10
Up and over garage. Power and lighting. Double glazed window to the side aspect. Space for additional appliances.

Tenure
The vendor has advised that that the property is Freehold and that the council tax band is D.
We would advise any prospective buyer to confirm these details with their legal representative.

Southerly Facing Garden
The mature Southerly facing garden is a real feature with a block paved patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Flower beds offer an array of attractive plants, flowers and shrubs to the borders. A dedicated vegetable patch provides the perfect opportunity for homegrown produce, appealing to seasoned gardeners. Timber panel fencing to the boundaries. Pathways to either side of the property allows access to the front.

Agent Notes
The property is fitted with solar panels to the rear. The lease agreement is 25 years from 5th August 2014

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





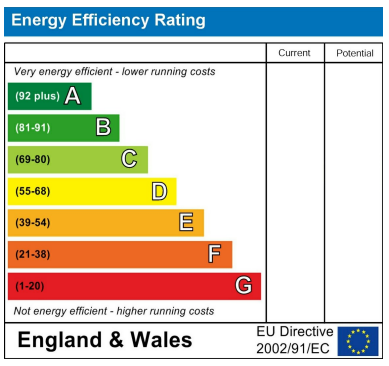
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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