





10, Fir Grove, Macclesfield, Cheshire SK11 7SF

This end-of-terrace property sits on the doorstep of South Park as well as being a short drive Macclesfield town centre. Now requiring full modernisation, it offers the opportunity for a prospective purchaser to create a home of their own design.

The accommodation comprises; an Entrance Hall, Bathroom, Lounge, Kitchen and Rear Porch to the Ground Floor whereas to the First Floor, there are two double Bedrooms. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property, there is an enclosed flagged garden area. Located at the rear is a most impressive, primarily laid to lawn garden that benefits from a south-westerly aspect, obtaining the best of the afternoon and evening sun.

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 in a southerly direction along the A523. After a short drive after passing through the traffic lights at Byrons Lane turn right into Western Avenue, follow the road round into Robin Hood Avenue and first left into Coppice Rise. Fir Grove is the next left.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to staircase.

Bathroom

The suite comprises a panelled bath with Triton electric over, a hand wash basin and a low suite W.C. Fitted shelving. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Living Room

12'06 x 12'05

Exposed ceiling beams. Fitted shelving. uPVC sliding patio doors opening onto the rear garden. Double panelled radiator.

Kitchen

7'02 x 6'08

Single drainer, stainless steel sink unit with base unit below. An additional range of base and eye level units with contrasting work surfaces over. Fitted shelving. uPVC double glazed window.

Rear Porch

Understairs storage cupboard. uPVC door opening onto the rear garden.

First Floor

Landing

Handrail and spindle balustrade to staircase. Loft access. uPVC double glazed window. Double panelled radiator.



Bedroom One

15'07 x 8'01

Fitted shelving. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'05 x 9'06

Feature fireplace. Picture rail. Fitted shelving to the chimney recess. Cupboard to the chimney recess housing the Vaillant combination style condensing boiler. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property sits behind a fully enclosed shared garden with hedged and fenced borders. To the rear is a fully enclosed garden which is primarily laid to lawn.

£140,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





