



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 25, Northgate Avenue, Macclesfield, SK10 3AE

A beautifully presented period semi detached property occupying a cul-de-sac location within short walking distance of Macclesfield Town Centre.

**Guide Price £369,000**

Constructed of brick with part rendered elevations, this picturesque beautifully presented semi detached property offers the discerning purchaser a wonderful home enjoying a quiet location yet within a short stroll of Macclesfield Town Centre.

The accommodation briefly comprises on the ground floor an entrance hall with stairs to the first floor, WC, lounge with bay window, dining room with French doors to the garden, opening through to the beautifully appointed kitchen. To the first floor the landing allows access to three bedrooms and a well appointed bathroom/WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the beautifully presented accommodation.

The property enjoys gardens to both the front and rear enjoying lawns, borders, shrubs and specimen trees and a stone flagged patio area. The adjacent stone flagged driveway allows ample hard standing for motor vehicles.

There is a wide range of shopping, travel, educational, recreational facilities and access to the train station are available in Macclesfield which is within walking distance of the property. Access points to the national motorway network and Manchester International Airport are all within 30 minutes drive of the property.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With stairs to first floor, radiator, under stairs cupboard, walnut herringbone flooring.

#### **WC**

With low level WC, wash hand basin, walnut herringbone flooring.

#### **LOUNGE 13'5 x 11'5 ( overall )**

With radiator, bay window, feature chimney breast.

#### **DINING ROOM 13' x 11'**

With walnut herringbone flooring, feature chimney breast, radiator, glazed double French doors to garden, open aspect.

#### **KITCHEN 16'10 x 5'7**

With Shaker style units including base cupboards and drawers, wall cupboards and Granite worktop, wine fridge, five ring gas hob, double oven/grill. sink unit, walnut herringbone flooring, open aspect, door allowing access to the side.

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE 14'3 x 11'3 ( overall )**

With radiator, feature cast fireplace.

#### **BEDROOM TWO 12'11 x 11'5**

With radiator.

#### **BEDROOM THREE 7'1 x 5'7**

With radiator.

#### **BATHROOM/WC**

With panelled bath, pedestal wash hand basin, low level WC, shower, tiled walls, radiator/towel rail, tiled floor.

#### **GARDENS**

As previously mentioned.

#### **PARKING**

As previously mentioned.

#### **TENURE**

We have been advised that the property is Leasehold. Interested purchasers should seek confirmation of this from their Solicitors.



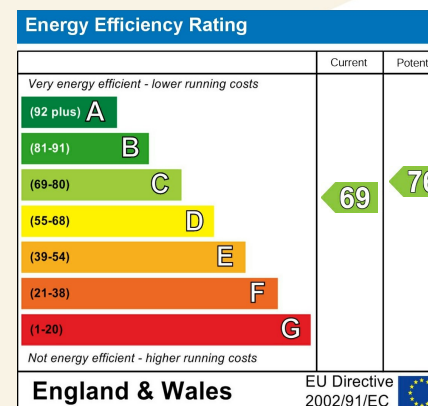
**COUNCIL TAX**  
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**VIEWINGS**

Strictly by appointment through the Agents.

**POSSESSION**

Vacant possession upon completion.



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