

TO BE LET PART FURNISHED

**\*FULLY RENOVATED INCLUDING BRAND NEW KITCHEN & BATHROOM\***

AN IMMACULATED PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY SITED WITHIN A POPULAR DEVELOPMENT, CONVENIENTLY LOCATED FOR ACCESS TO MACCLESFIELD HOSPITAL AND ALDERLEY PARK



17 MADRON AVENUE, MACCLESFIELD, CHESHIRE SK10 3PW

**£1,295 pcm**

## 17 MADRON AVENUE, MACCLESFIELD, CHESHIRE SK10 3PW

This is an immaculately presented home that offers bright and easily managed accommodation with well balanced rooms arranged over two floors. The spacious through living room is ideal for entertaining, and the kitchen is an enjoyable environment with modern cupboard units and appliances. The kitchen leads to a useful conservatory space which provides a flexible additional living space. At first floor level there are two good sized bedrooms and a stylish bathroom.

A driveway to the front offers off road parking, while the rear garden is both adequately sized and easily managed.

Madron Avenue is a very pleasant side cul de sac side road within the popular 'Greenside' development. Its location to the west of Macclesfield centre is a convenient one for access to highly regarded local schools, the hospital, leisure centre, Alderley Park and also the Cheshire Countryside that surrounds the town. Macclesfield town centre offers good shopping facilities plus a mainline rail station. Manchester Airport is approximately 30 minutes drive away.

There is full gas fired central heating and uPVC double glazing throughout the accommodation which comprises in more detail:-

### GROUND FLOOR:

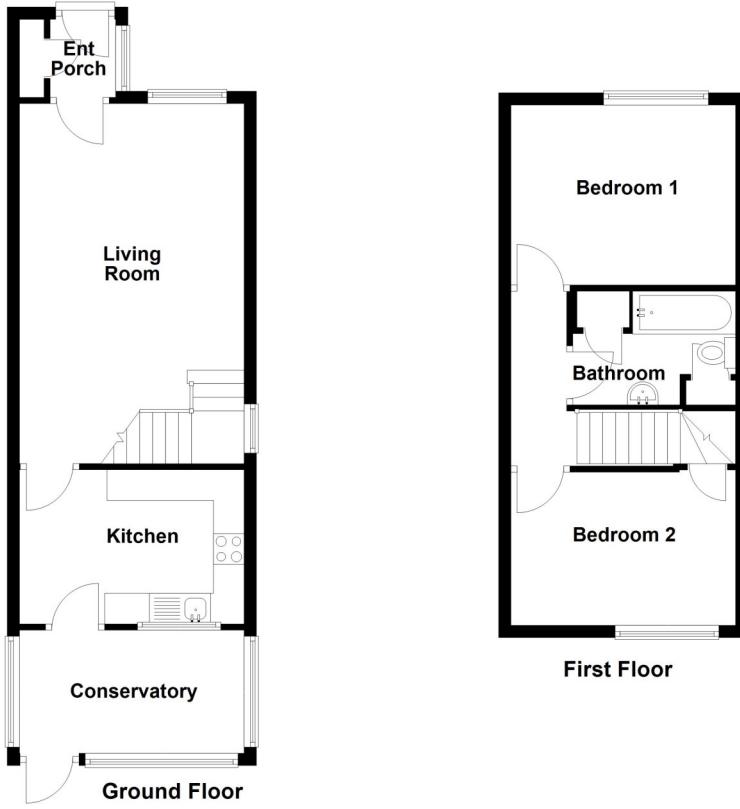
ENTRANCE PORCH	uPVC front door.
LOUNGE	11'11" x 11'11" (3.63m x 3.63m) Television point. Central heating radiator.
KITCHEN	10'10" x 5'9" (3.30m x 1.75m) Fully Fitted with gloss units to floor and wall incorporating single drainer sink, washing machine, extractor hood, integrated oven, ceramic hob and dishwasher. Wall mounted gas fired central heating boiler.
CONSERVATORY	11'10" x 6'7" (3.60m x 2.00m)

Stairs from the Lounge lead to:

### FIRST FLOOR:

LANDING	
BEDROOM NO.1	11'11" x 11'3" (3.63m x 3.43m) Central heating radiator.
BEDROOM NO.2	10'10" x 6'8" (3.30m x 2.03m) Central heating radiator.
BATHROOM/WC	Modern white suite comprising panelled bath with thermostatic shower, pedestal washbasin, and WC. Extractor fan. Chrome heated towel rail.

<u>OUTSIDE:</u>	Parking to the front, private gravelled garden to the rear.
<u>SERVICES:</u>	All main services are connected and a telephone is available.
<u>COUNCIL TAX BANDING:</u>	'C'
<u>AVAILABILITY:</u>	Subject to the usual references the property is available for a minimum term of six months.
<u>RENT:</u>	£1,295 per calendar month.
<u>ADMIN FEE:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>ENERGY RATINGS:</u>	EPC rating 'D'
<u>FLOOR PLANS:</u>	



#### SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### *Please take note of these points*

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

