





#### 4, Minor Avenue, Macclesfield, Cheshire SK11 0LQ

Located in the charming village of Lyme Green, this beautifully extended three-bedroom semi-detached home offers the perfect blend of countryside tranquillity and town convenience. With picturesque hills on the doorstep and Macclesfield town centre and train station just a short drive away, the location is ideal for both relaxation and easy commuting.

Following a comprehensive two-storey extension, the property now boasts spacious, well-planned accommodation throughout, perfect for families or anyone seeking a comfortable, versatile living space. Thoughtfully designed and finished, this is a truly lovely home that perfectly combines modern practicality with village charm.

In brief the accommodation comprises a porch, hall, lounge, dining room, rear porch and a newly appointed kitchen on the ground floor. To the first floor there is a main bedroom with a walk-through dressing room, a double bedroom, a third bedroom which is currently used as a study and a family bathroom. The property is warmed with gas central heating and uPVC double glazing is installed throughout.

The property is set behind a wooden five-bar gate, with a neat lawn and a paved driveway providing off-road parking for at least two vehicles. To the rear, there is a fully enclosed garden featuring a lawn, patio area, and a timber garden shed complete with power and lighting. Benefiting from a south-westerly aspect, the garden enjoys afternoon and evening sunshine making it the perfect space for outdoor dining or relaxing.

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 Cross Street, continuing beyond the traffic lights at Byrons Lane into London Road. Having crossed the canal turn first left into Lindrum Avenue and first left into Minor Avenue where the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**



## Ground Floor

### Porch

Courtesy light. uPVC doors with double glazed panels inset. Laminate flooring.

### Hall

uPVC front door with decorative double glazed panels inset. Handrail to the staircase. Double panelled radiator.

### Lounge

15'1 x 10'10 into bay

Stylish living flame gas fire set within a recessed fireplace. T.V. aerial point. Wall light points. uPVC double glazed windows to the bay. Double panelled radiator. Open way through to the Dining Room.

### Dining Room

14'1 x 6'10

Understairs storage cupboard housing the Ideal combination condensing boiler. Single panelled radiator.

### Kitchen

12'10 9'0

Single drainer composite sink unit with a mixer tap and base cupboard below. A range of matching base and eye level cupboards with contrasting work surfaces and splashbacks. Electric cooker point with extractor hood over. Plumbing for a washing machine. Plumbing for a dishwasher. Space for an American style fridge/freezer. Downlighting. Tiled flooring. Vertical white radiator. uPVC double glazed windows. Door through to the rear porch.

### Rear Porch

uPVC back door with double glazed panels inset opening onto the garden. uPVC double glazed window. Laminate flooring.

## First Floor

### Landing

Handrail to the staircase. uPVC double glazed window.



### **Dressing Room**

Fitted wardrobes with hanging rail, shelving and drawer units. Downlighting. Access to a partially boarded loft with lighting via a pull-down Slingsby style ladder. Open way through to the Bedroom.

### **Bedroom One**

12'3 9'0

T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

12'0 x 8'1 at maximum

Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

6'3 x 4'4

Recess over the stairs with shelving and hanging rail. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a P-shaped bath with mixer tap, screen and thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashback and a low suite W.C. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

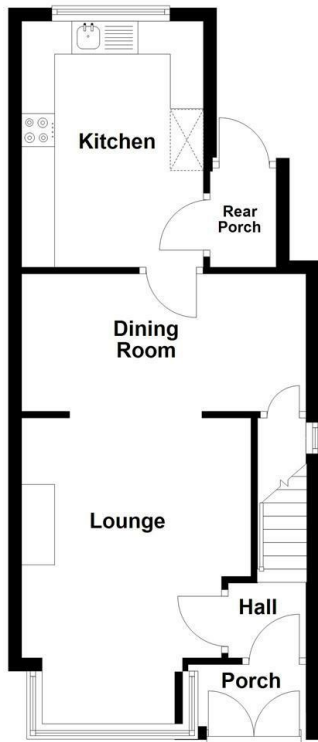
#### **Gardens**

To the front of the property, a driveway provides off-road parking for at least two vehicles, alongside a neat lawn. A five-bar timber gate secures the driveway, with additional gated access leading to the rear garden. The rear garden is fully enclosed by a combination of fencing and walling. It features a flagged patio, well-maintained lawn, gravelled seating area, and a substantial timber garden shed with a pitched roof, laminate flooring, and installed electrics. Benefiting from a south-westerly aspect, the garden enjoys ample afternoon and evening sun.

**£275,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor







