







## 5, Camborne Avenue, Macclesfield, Cheshire SK10 3NW

Situated in a prime location on the sought-after Greenside development is this attractive true bungalow which is set within well manicured gardens and offers a bright, spacious and well-balanced living space.

In brief, the accommodation comprises a porch, hallway, lounge, dining kitchen, two good sized bedrooms and a bathroom. The property benefits from uPVC double glazing and gas central heating.

The property sits behind an attractive, well maintained garden adjacent to which is a driveway providing off-road parking for approximately three vehicles as well as access down the side to the garage. The fully enclosed gardens to the rear are equally attractive and incorporate a lawn, planted flower beds and borders and a stone flagged patio. The garden is a super feature and provides the perfect outside space in which to relax and enjoy.

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 Cumberland Street, bearing right at the mini roundabout into Prestbury Road. Take the next left into Victoria Road and proceed to the end. Turn right into Priory Lane, first left into Birtles Road and first left again into Redruth Avenue. Turn left at the T junction and first right into Camborne Avenue. Follow the road to the right and the property can be found on the left hand side.

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

## **Ground Floor**

### **Porch**

Courtesy light. Composte front door with glazing inset. Meter cupboard.

### **Hallway**

Ceiling cornice. Dado rail. Airing cupboard housing the hot water cylinder. Double panelled radiator.

### **Lounge**

16'11 x 10'11

Feature marble fireplace with wooden surround and mantel. Ceiling cornice. Dado rail. Wall light points. uPVC double glazed window to the bay. Double panelled radiator.

### **Dining Kitchen**

Single drainer composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Gas cooker point. Plumbing for automatic washing machine. Integrated fridge. Integrated freezer. Ceiling cornice. Partially tiled walls. uPVC double glazed windows. uPVC door to the rear garden. Single panelled radiator.

### **Bedroom One**

11'11 x 9'06 to wardrobes

Fitted wardrobes. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

10'10 x 9'03

Fitted mirror fronted wardrobes. Ceiling cornice. Dado rail. uPVC double glazed window. Single panelled radiator.



### **Bathroom**

The suite comprises a panelled bath with Triton electric shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Loft access. uPVC double glazed window. Single panelled radiator.

### **Outside**

### **Gardens**

The property sits behind an attractive, well maintained garden with a lawn and and planted flower beds and borders adjacent to which is a driveway providing off-road parking for approximately three vehicles. To the rear is a fully enclosed garden which again is attractively landscaped with a lawn, planted beds and borders and a stone flagged patio area.

### **Garage**

18'02 x 8'09

Situated at the end of the driveway. Up and over door.

### **Chief Rent**

There is a chief rent of £12.50, payable every 6 months.

**£310,000**

HOLDEN & PRESCOTT

Ground Floor







