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**SALE**

# Rooftops

**Sales Letting & Management**



## *Home Farm Avenue, Macclesfield, SK10 3QW*

Semi detached

Good size garden

Newly carpeted Living room

Newly decorated throughout

Carport

Patio doors from Dining kitchen

A ready-to-move-into two double bedroom semi-detached home located on a popular development close to Macclesfield General Hospital and just 0.7 miles (approx. 3 minutes' drive) from Broken Cross shops and amenities. Macclesfield town centre is just over a mile away offering a wider range of shops, restaurants and services. Newly decorated and carpeted throughout, the property offers spacious accommodation including a lounge and dining kitchen with patio doors opening onto the rear patio. To the first floor are two generous double bedrooms and a modern family bathroom. Externally there is a good-sized, fully enclosed rear patio and garden, ideal for outdoor dining, along with off road parking and carport. Macclesfield's mainline train station offers regular services to London Euston (approx. 1hr 45) and Manchester Piccadilly (approx. 22 mins). Easy access to the motorway network, Manchester Airport and the Peak District. D/G, GFCH, EPC C, Leasehold, Council Tax Band C.

Asking Price

**£229,000**

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## Entrance Vestibule

### Living Room

3.96m (12' 12") x 4.10m (13' 5")

Pebble effect gas fire, radiator, double glazed window, ceiling light.

### Dining Kitchen

2.44m (8' 0") x 4.10m (13' 5")

Fitted dining kitchen with patio doors leading onto private garden. Fully fitted kitchen is equipped with integrated oven/gas hob, space for a fridge, plumbing for washer and dishwasher. Radiator and ceiling light.

### Bedroom 1

3.42m (11' 3") x 4.10m (13' 5")

Double bedroom, radiator, ceiling light and double glazed window.

### Bedroom 2

2.98m (9' 9") x 2.34m (7' 8")

Double glazed window, radiator and ceiling light

### Bathroom

1.92m (6' 4") x 1.76m (5' 9")

White suite with shower over bath and screen, vanity wash hand basin, w.c., ceiling light and radiator.

### Rear Garden

Fully enclosed rear garden with paved patio area and lawn. Garden shed. Gate providing access to car port.

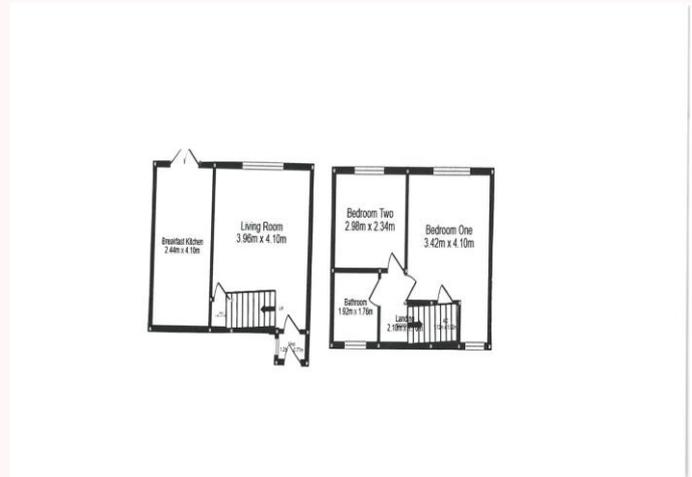
### Disclaimer

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### Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.

## Floorplans



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