





7, Briarwood Avenue, Macclesfield, SK11 7RH

This three-bedroom semi-detached property offers an exciting opportunity for those seeking a renovation project, requiring a comprehensive programme of refurbishment but providing considerable scope to modernise and transform the accommodation to suit individual tastes and requirements.

The ground floor briefly comprises an entrance hall, lounge, dining room and kitchen, with three well-proportioned bedrooms and a bathroom to the first floor. The property also benefits from a range of useful outhouses, offering valuable ancillary space with potential for a variety of uses, subject to any necessary consents.

Externally, the property is set back from the road behind a driveway providing off-road parking for one vehicle, together with a sizeable lawned front garden. To the rear is a good-sized garden which, with some landscaping and attention, offers excellent potential to create an attractive and enjoyable outdoor space.

The property is conveniently positioned for a range of local amenities, while South Park is just a short walk away, providing extensive green space and recreational facilities.

Requiring substantial modernisation throughout, this is a property with genuine potential for those looking to take on a project and create a home to their own specification. With vision and investment, both the accommodation and outside space could be significantly enhanced, making this an interesting opportunity for refurbishment buyers and investors alike.

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 Mill Lane (A523) towards Leek. Take the next turning on the right into Mill Road and follow the road round into High Street. Proceed to the end and turn right into Maple Avenue. Take the first left turn into Briarwood Avenue and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to the staircase. Dado rail. uPVC double glazed window. Double panelled radiator.

Lounge

18'1 x 11'5 reducing to 8'3

Electric fire set within a timber surround and mantel fireplace. T.V. aerial point. uPVC double glazed windows to front and rear elevation. Two single panelled radiators.

Dining Room

11'4 x 9'10

uPVC double glazed window. Single panelled radiator.

Kitchen

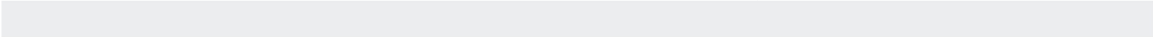
18'2 x 7'10

Single drainer stainless steel sink. Base and eye level units with tiled splashbacks. Gas cooker point. Built-in storage cupboard. uPVC double glazed windows. uPVC door.

First Floor

Landing

Handrail to the staircase. Loft access. Cupboard housing the Vaillant combination boiler. uPVC double glazed window. Single panelled radiator.



Bedroom One

18'2 x 11'4 reducing to 8'4

Built-in cupboard. uPVC double glazed windows to front and rear elevation. Single panelled radiator.

Bedroom Two

10'2 x 9'11

Built-in cupboard. uPVC double glazed window. Single panelled radiator.

Bedroom Three

11'6 x 7'11

uPVC double glazed window. Single panelled radiator.

Bathroom

Panelled bath with electric shower over. Pedestal washbasin. Low suite W.C. Extractor fan. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Outhouses

A series of breeze block outbuildings with power and light.

Gardens

To the front of the property there is a large lawned garden with a driveway providing off-road parking for one vehicles whilst the garden to the rear the garden is fully enclosed and features mature hedging.

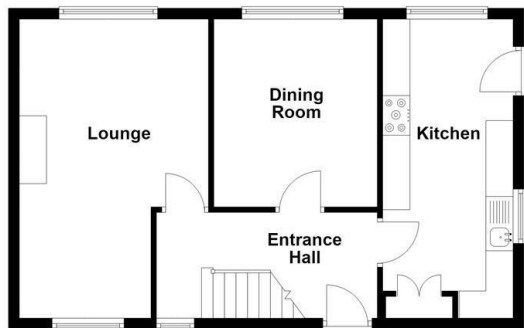
Tenure

Freehold.

£185,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

