





22, Chiltern Avenue, Macclesfield, Cheshire SK11 8LP

Situated within a highly sought-after and well-established residential area, Chiltern Avenue is a delightful three-bedroom semi-detached family home, ideally located close to reputable local schools, everyday amenities, and just a short drive from Macclesfield town centre. The property offers generous and well-proportioned living accommodation, perfectly suited to modern family life. While it has been lovingly maintained over the years, it would now benefit from a programme of light modernisation, presenting an excellent opportunity for buyers to personalise and add value.

The ground floor comprises an enclosed porch leading into an entrance hall, a spacious lounge, a separate dining room, a fitted kitchen and a convenient downstairs W.C. To the first floor are three good sized bedrooms and a contemporary shower room. The property further benefits from gas-fired central heating, powered by a recently installed combination boiler, uPVC double glazing throughout, and the added reassurance of a recently replaced roof.

Externally, the property is set back behind a stone-flagged driveway providing ample off-road parking. To the rear, a fully enclosed garden enjoys a private aspect and features an artificial lawn, mature planted borders with fenced and hedged boundaries and a brick-paved patio area perfect for outdoor dining. An outbuilding within the garden offers useful additional storage space.

Combining excellent living space with a convenient location, this property represents a superb opportunity to acquire a welcoming and practical family home in Macclesfield.

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.

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left. Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue, where the property will be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Composite front door with glazing inset. Wall light points. uPVC double glazed windows. Solid wood door to the Entrance Hall.

Entrance Hall

Spindle balustrade to the staircase. Understairs storage cupboard with built-in shelving. Double panelled radiator.

Lounge

13'03 max x 10'11

Feature fireplace with timber surround and marble hearth. Ceiling cornice. Recessed spotlighting. uPVC double glazed window. to the bay. Single panelled radiator. Open way through to the Dining Room.

Dining Room

11'02 x 8'11

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

Kitchen

11'02 x 8'03

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Integrated double oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Pantry style cupboard. Worcester Bosch combination condensing boiler (recently fitted). Extractor fan. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

Rear Porch

Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC door to the rear garden. Single panelled radiator.

Cloakroom/W.C.

Pedestal washbasin with tiled splashback. Low suite W.C. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Single panelled radiator.

First Floor

Landing

Handrail and spindle balustrade to the staircase. Single glazed stained glass window.

Bedroom One

13'02 max x 10'11

Ceiling cornice. Wall light points. uPVC double glazed window to the bay. Double panelled radiator.

Bedroom Two

11'03 x 11'00

uPVC double glazed window. Single panelled radiator.

Bedroom Three

7'03 x 6'05

uPVC double glazed window. Single panelled radiator.

Shower Room

The white suite comprises a fully tiled corner cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Electric shaver point. Airing cupboard. Partially tiled walls. Access to a recently insulated loft. uPVC double glazed window. Single panelled radiator.

Outside

Car Port

Accessed via a gate, the space provides further parking for one vehicles with side access to the rear of the property.

Outbuilding

18'00 x 8'04

uPVC door. Power and light. Two windows.

Gardens

The property is accessed via a flagged driveway, offering plenty of off-road parking, with additional access to the rear through a side gate. The fully enclosed rear garden is bordered by fence panels and features a large block-paved patio, a generously sized artificial lawn, ideal for low maintenance and a second flagged patio seating area. Mature hedging and well-planted beds further enhance the outside space.

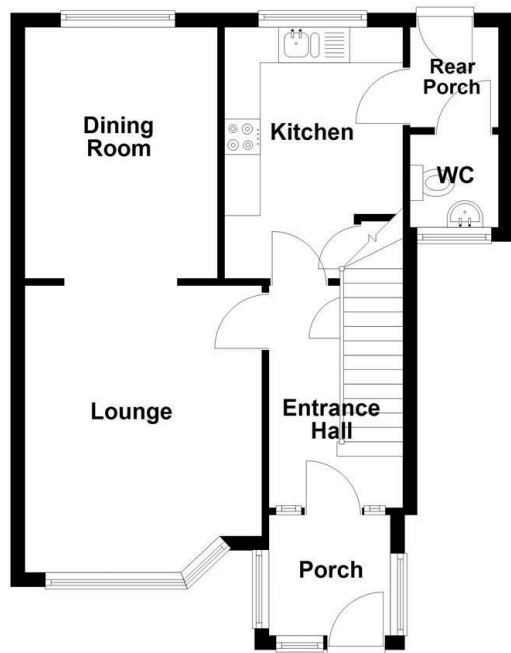
Tenure

Freehold

£320,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

