





40, Ullswater, Macclesfield, Cheshire SK11 7YW

This well-presented three-bedroom home is ideally positioned just a stone's throw from local shops and within easy reach of nearby schools, making it an excellent choice for families. Offering generous accommodation throughout, the property provides a wonderful opportunity for a purchaser to add their own personal touch and create a home perfectly suited to their individual tastes and requirements. The property is offered for sale with No Onward Chain.

The ground floor comprises an entrance porch, cloakroom, lounge through dining room with sliding patio doors opening onto the rear garden, and a hallway leading to the kitchen, utility room and integral store. To the first floor, there are three well-proportioned bedrooms and a shower room. The property benefits from gas central heating and UPVC double glazing throughout.

Externally, the property is set behind a full-width block-paved driveway providing ample off-road parking. To the rear, there is a fully enclosed garden which has been thoughtfully designed by the current owners to create an attractive and low-maintenance outdoor space. Predominantly laid to Indian stone patio, with well-stocked planted borders and enclosed by timber fencing, the garden provides a lovely setting for relaxing, entertaining, and enjoying the outdoors.

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 Park Lane and through two sets of traffic lights into Ivy Lane. Take the second turning on the left into Valley Road and at the junction turn right into Thornton Avenue. Follow the road to the end and turn left, and left again. The property can be found on the right handside.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy light.

Porch

Composite front door. LVT flooring. uPVC double glazed window. Single panelled radiator.

Cloakroom/W.C.

Washbasin with mixer tap and a low suite W.C. with concealed cistern. Partially tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Lounge/Dining Room

21'6 x 14'8 reducing to 12'7

Electric fire set within a marble fireplace with timber mantel. Ceiling cornice. T.V. aerial point. uPVC double glazed window to the front elevation. Sliding patio doors opening onto the garden. Double panelled radiator.

Inner Hall

Cloaks cupboard. Handrail and glass balustrade to the staircase. Understairs storage cupboard. Dado rail.

Kitchen

9'11 x 8'8

One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for dishwasher. Space for fridge. Downlighting. Ceiling cornice. Tiled flooring. uPVC double glazed window. uPVC back door with glazing inset. Double panelled radiator.

Utility Room

8'4 x 7'11

Plumbing for washing machine. Shelf and cupboard space. Power and light. Laminate flooring. Internal door to the Garage/Store.

Store

9'11 x 7'11

Power and light. Up and over door.

First Floor

Landing

Handrail and glass balustrade to the staircase. Access to a partially boarded loft via a Slingsby style ladder. Ceiling cornice. Dado rail. uPVC double glazed window. Single panelled radiator.

Bedroom One

14'0 x 10'7

Fitted wardrobe with hanging rail and shelving. Ceiling cornice. Cupboard housing the Vaillant combination condensing boiler. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'7 x 9'1

Fitted wardrobe with hanging rail and shelving. Ceiling cornice. Downlighting. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'11 x 8'11

Ceiling cornice. Downlighting. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a walk-in, fully tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Bathroom cabinet. Partially tiled walls. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is set back behind a full-width block paved driveway, complemented by neatly maintained hedged borders and a raised planted bed. To the rear, the fully enclosed garden has been thoughtfully landscaped to include a central Indian stone patio, ideal for outdoor dining and relaxation, surrounded by well-stocked flower beds and an attractive mature tree. A timber garden shed, included within the sale, provides useful external storage.

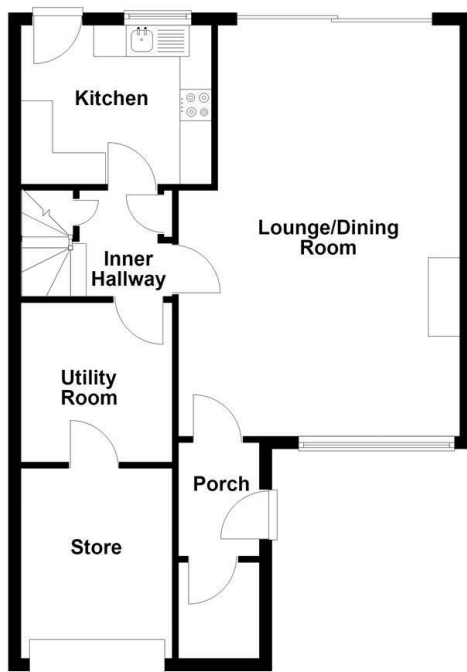
Tenure

We have been advised that the property is Leasehold: 999 years from 29th September 1967 with 940 years remaining. Annual Ground Rent: £20.00.

£315,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

