HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# 3 Wallbrook Avenue, Macclesfield, SK10 3GL





## 3, Wallbrook Avenue, Macclesfield, Cheshire SK10 3GL

A beautifully presented three-bedroom end-of-terrace home, occupying an attractive position on the popular Jasmine Park development. This property is offered to the market in immaculate, move-in-ready condition and provides well-proportioned accommodation, finished to a great standard throughout.

Ideally situated for a range of local amenities, well-regarded schools and everyday conveniences, the property is perfectly suited to first-time buyers, young families and those looking to enjoy a modern home in a convenient residential location.

The accommodation briefly comprises an entrance hall, downstairs W.C., lounge and a dining kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a tarmacadam driveway providing off-road parking for one vehicle, alongside a neatly maintained front garden with attractive hedged borders. To the rear, a fully enclosed garden provides an excellent space for outdoor relaxation and entertaining, featuring a stone-flagged patio seating area, well-maintained lawn and attractive raised timber flower beds. A particularly useful addition is the rear access gate, which leads directly to a small car park where a space is allocated to number three. Additional visitor parking is available.

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 Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road right into Whirley Road and first right into Jasmine Avenue. Wallbrook Avenue can be found on the right.

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

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**Ground Floor**

**Entrance Hall**
Composite front door with glazing inset. Spindle balustrade to the staircase. uPVC double glazed window. Single panelled radiator.

**W.C.**
Low suite W.C. Pedestal washbasin with tiled splashback. Extractor fan. uPVC double glazed window. Single panelled radiator.

**Lounge**
16'2 x 9'10
T.V. aerial pont. uPVC double glazed windows to the front and rear elevation. Two double panelled radiators.

**Dining Kitchen**
16'2 x 10'8 max
One and a half bowl single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces with tiled splashbacks. Integrated Beko double oven. Integrated Logic four ring induction hob with Indesit extractor hood over. Integrated Zanussi dishwasher. Recess for free-standing American style fridge/freezer. Cupboard housing plumbing for a washing machine. Understairs storage cupboard. Cupboard housing the wall-mounted Ideal combination condensing boiler. Extractor fan. Tiled flooring. uPVC double glazed windows to front and rear elevation. uPVC door opening to the rear garden. Double panelled radiator.

**First Floor**

**Landing**
Handrail and spindle balustrade to the staircase. Double panelled radiator.

**Bedroom One**
16'7 x 9'7 max
T.V. aerial point. Two uPVC double glazed windows. Double panelled radiator.

**Bedroom Two**
11'3 x 8'4 max
Cloaks cupboard. uPVC double glazed window. Double panelled radiator

**Bedroom Three**
7'8 x 6'8
Loft access. uPVC double glazed window. Double panelled radiator.

**Bathroom**
The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Double panelled radiator.

**Outside**

**Gardens & Parking**
To the front of the property, a tarmacadam driveway provides off-road parking for one vehicle, alongside a neatly maintained garden with attractive hedged borders. The fully enclosed rear garden is a lovely feature, incorporating a stone-flagged patio seating area, a well-kept lawn and attractive raised timber flower beds. A gate within the rear boundary also provides access to a small car park, offering an additional element of convenience.

**Tenure & Management**
Leasehold - A term of 999 years from January 2009. There is an annual ground rent of £295.00 and a monthly service charge of £14.09.

**£280,000**

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