





6, Farnham Avenue, Macclesfield, Cheshire SK11 8LT

A well-proportioned three-bedroom bay-fronted semi-detached home, ideally positioned in a popular residential location within walking distance of local primary and secondary schools, and offering easy access to Macclesfield town centre and railway station.

Lovingly cared for and maintained over many years, this charming property presents a fantastic opportunity for purchasers looking to create a home tailored to their own style and preferences. Offering generous accommodation and excellent potential, it provides the perfect foundation for a wonderful family home in a convenient and sought-after location.

The accommodation briefly comprises an entrance porch, hallway, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are three well-proportioned bedrooms and a modern shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

To the front, the property is pleasantly set back behind an attractive stone-flagged garden with established hedged borders, creating a welcoming and private approach. A brick-paved driveway runs alongside the property, providing generous off-road parking and leading to a detached garage offering additional storage or parking space. The westerly facing rear garden provides a delightful private outdoor retreat, offering a versatile space ideal for relaxing, entertaining and enjoying the outdoors. With established planting and excellent potential, it will appeal to families and gardening enthusiasts alike.

Combining generous accommodation, excellent potential and a highly convenient location, this is a fantastic opportunity to acquire a traditional family home in a sought-after area of 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.

Proceed out of Macclesfield along Park Lane, proceeding through two sets of traffic lights into Ivy lane. Take the first turning on the right into Sycamore Crescent and first left into Chiltern Avenue. Farnham Avenue is the third turning on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC door with glazing inset and adjoining. Aluminium inner front door with hardwood surround.

Entrance Hall

Ceiling cornice. Dado rail. Spindle balustrade to the staircase. Understairs storage cupboard. Recessed spotlighting. Double panelled radiator.

Lounge

13'10 max x 10'10

Tiled fireplace with hearth, mantel and electric fire. Ceiling cornice. T.V. aerial point. uPVC double glazed window to the bay. Double panelled radiator. Openway through to the Dining Room.

Dining Room

11'3 x 8'10

Ceiling cornice. Sliding doors to the Conservatory. Double panelled radiator.

Kitchen

11'2 x 8'4

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 contrasting work surfaces and tiled splashbacks. Under unit lighting. integrated single oven with four ring electric hob and extractor hood over. Integrated Bosch dishwasher. Integrated washing machine. Integrated fridge and freezer. Recessed spotlighting. Ceiling cornice. uPVC double glazed window. Composite door with glazing opening onto the side elevation. Double panelled radiator.

Conservatory

9'8 max x 8'3

Tiled flooring. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Single panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Loft access to a partially bordered loft via a pull down ladder. Ceiling cornice. Dado rail. uPVC double glazed window.

Bedroom One

14'00 max x 10'4

Floor to ceiling fitted wardrobes. Ceiling cornice. Dado rail. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two

11'3 x 10'11

Floor to ceiling fitted wardrobes. Ceiling cornice. Dado rail. uPVC double glazed window. Single panelled radiator.

Bedroom Three

7'2 x 6'4

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

Bathroom

The white suite comprises a corner cubicle with electric Mira shower over, a wall-mounted washbasin with mixer tap and vanity storage drawers below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Airing cupboard housing the Worcester Bosch combination condensing boiler. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Garage

19'11 x 10'5

Electric roller door. Power and light. Shelving. Single glazed window. uPVC side door.

Gardens

To the front of the property, a generous block-paved driveway provides ample off-road parking and access to the garage. The adjoining front garden is attractively designed, predominantly paved for ease of maintenance and complemented by established borders filled with a variety of mature bushes and shrubs. The private westerly facing rear garden is a wonderful feature of the property, fully enclosed by mature hedged borders to create a peaceful and secluded outdoor setting. Featuring a stone-flagged patio, well-maintained lawn and an attractive variety of established trees, shrubs and planting, the garden provides a charming space to relax, entertain and enjoy throughout the seasons.

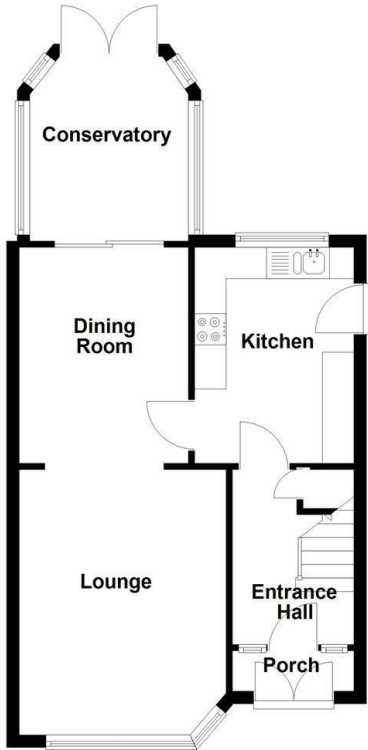
Tenure

Freehold

£299,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

