





31, Maple Avenue, Macclesfield, Cheshire SK11 7RB

Situated within a highly sought-after and well-established residential location close to South Park, this attractive 1930s semi-detached family home offers a wonderful blend of period character and modern-day living. Ideally positioned, the property is just a short drive from Macclesfield town centre and the railway station, providing excellent local amenities and transport links.

The well-presented accommodation provides a welcoming entrance porch leading into a spacious hallway, with a comfortable lounge, separate dining room, fitted kitchen, and a charming conservatory enjoying views over the rear garden. To the first floor, the property offers three well-proportioned bedrooms and a modern shower room. Further benefits include gas-fired central heating and uPVC double glazing throughout, ensuring a warm, comfortable, and energy-efficient home.

Externally, the property boasts an excellent outdoor space, perfectly suited for both family enjoyment and entertaining. A generous driveway provides ample off-road parking and leads to a substantial detached brick-built garage positioned at the rear of the plot, offering valuable storage space or potential workshop use.

The beautifully landscaped rear garden is a standout feature, thoughtfully designed to provide a range of outdoor lifestyle areas. Separate flagged and composite decked seating areas create ideal spaces for alfresco dining and relaxation, while a well-maintained lawn is framed by mature privet hedging and established, well-stocked borders. This private and attractive garden provides a peaceful setting to enjoy throughout the year.

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 and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch

Composite front door with glazing inset. Downlighting. Tiled flooring. uPVC double glazed windows.

Entrance Hall

Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Dado rail. Understairs storage cupboard with shelving housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

Lounge

11'11 x 10'7

Multi-fuel stove set within an exposed brick recessed fireplace. Wall light points. uPVC double glazed window to the bay. Double panelled radiators. Double doors to the Dining Room.

Dining Room

14'00 x 10'11

Recessed fireplace. Picture rail. Wall light points. uPVC sliding door to the Conservatory. Double panelled radiator.

Kitchen

11'8 x 7'2

Single drainer 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. Space for a range style cooker with extractor hood over. Plumbing for automatic washing machine. Under unit space for fridge. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC door to the rear garden. Double panelled radiator.

Conservatory

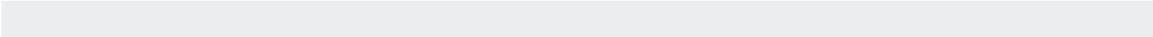
9'9 x 9'3

Wall light points. uPVC double glazed windows. uPVC double doors opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Ceiling cornice. Dado rail. Access to a fully boarded loft via a pull-down ladder. uPVC double glazed window.



Bedroom One

11'11 x 11'10

Floor to ceiling fitted wardrobes. uPVC double glazed window. Double panelled radiator.

Bedroom Two

12'8 x 11'00

A range of fitted bedroom furniture including wardrobes, over-bed storage with under unit lighting and bedside cabinets. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'00 x 7'2

uPVC double glazed window. Single panelled radiator.

Shower Room

Fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over. Pedestal washbasin. Low suite W.C. Wall-mounted bathroom cabinet. Partially tiled walls. uPVC double glazed window. Heated towel rail.

Outside

Garage

19'4 x 13'11 reducing to 8'4 x 6'11

Electric roller door. Power and light. uPVC double glazed window. Side door.

Garden

To the front of the property is a fully paved garden, enclosed by an attractive brick-built wall, with a tarmac driveway providing ample off-road parking and access to the garage. The rear garden is fully enclosed and attractively landscaped, featuring a stone-flagged patio, a well-maintained lawn, and a composite decked seating area, all complemented by a variety of mature trees and established shrubs, creating a private and inviting outdoor space.

Tenure

The vendor has advised us that the property is Freehold. We would advise any prospective buyer to confirm these details with their legal representative.

£299,950

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