HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

55 Ash Grove,
Cheshire, SK11 7TB




DRAINAGE
CONSULTANTS

55, Ash Grove, Cheshire, SK11 7TB

A well-presented two-bedroom semi-detached property, offering well-proportioned accommodation and ideally positioned within a popular residential location. The property is conveniently situated close to local primary schools and Ash Grove Play Area, whilst also being within easy walking distance of the much-loved South Park.

The accommodation briefly comprises; a porch and entrance hall, living room and kitchen to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a gated driveway, providing ample off-road parking. To the rear is a private garden featuring a stone-flagged patio and lawn, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months.

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 the London Road turning right just prior to the football ground into Moss Lane. Take the first turning into Mayfield Avenue and then fifth right into Ash Grove.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
uPVC front door wiht glazing inset. Recessed spotlight. Tiled flooring. Hardwood double glazed window.

Entrance Hall
Hardwood inner front door with glazing inset. Handrail to the staircase. Single panelled radiator.

Living Room
12'3 x 12'1 max
Cast iron log burner set within a stone built fireplace. Cupboards to the chimney recess. Wall light points. Hardwood flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Kitchen.

Kitchen
15'3 x 8'3
Belfast sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting composite work surfaces and tiled splashbacks. Integrated Lamona single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Cupboard for housing a fridge/freezer. Understairs cupboard housing the Main combination condensing boiler. Meter cupboard. uPVC double glazed window to two elevations. uPVC door opening onto the rear garden.

First Floor

Landing
Handrail and blustrade to the staircase. Loft access. uPVC double glazed window.

Bedroom One
15'3 x 8'8 max
uPVC double glazed window. Double panelled radiator.

Bedroom Two
11'11 x 8'10
uPVC double glazed window. Double panelled radiator.

Bathroom
Panelled bath with central mixer tap. Pedestal washbasin with mixer tap. Low suite W.C. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

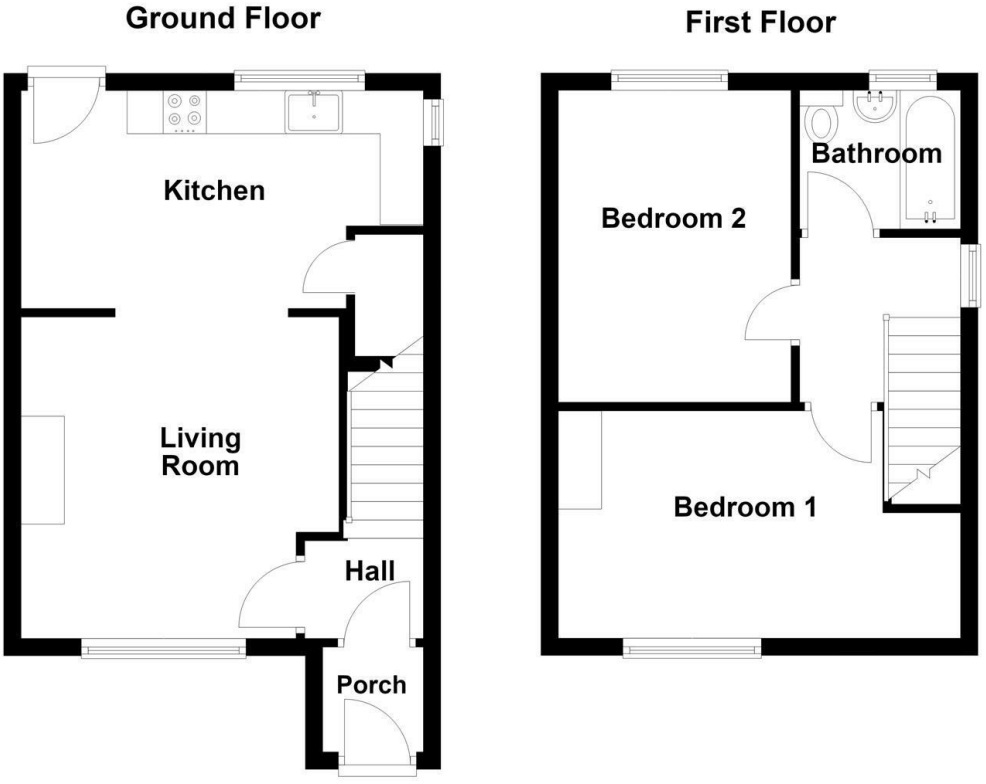
Gardens
To the front of the property is a slate-covered garden together with a stone-flagged driveway extending to the side of the property. The frontage is enclosed by a brick-built garden wall and a small mature hedge. The fully enclosed rear garden features a stone-flagged patio, lawn and established hedging and shrubbery, creating a pleasant and private outdoor space.

Tenure
Freehold.

£180,000

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