



# 10 Brampton Avenue, Macclesfield, SK10 3DY

A substantial, four double bedroom detached property located on a well established and popular residential Avenue, close to Fallibroome academy school, Upton Priory primary school and St Albans catholic school as well as local transport links and Macclesfield Leisure Centre. This particular home is set on a larger than average size plot with two double garages and the scope to extend (Subject to the relevant planning) In brief comprises; covered porch, entrance hallway, downstairs WC, dual aspect living room, dining room and breakfast kitchen. To the first floor are four double bedrooms (en-suite to the master bedroom) and a family bathroom. Externally, to the front is driveway providing off road parking for several vehicles and leads to the integral double garage and additional double garage. Gated access to the side of the property leads around to the mature Westerly facing rear garden, well stocked with various trees and hedging to the perimeter providing a high degree of privacy. Viewing essential.

## £490,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Proceed out of Macclesfield along Prestbury Road, after a short distance take a left onto Kennedy Avenue and second left onto Brampton Avenue. The property can be found on the right hand side.

#### Covered Porch

Tiled floor.

#### Downstairs WC

Low level WC and vanity wash basin. Double glazed window to the front aspect. Radiator.

#### Entrance Hallway

Inset mat. Staircase to the first floor. Radiator. Dado rails. Understairs storage cupboard. Doors to reception rooms.

#### Dual Aspect Living Room

20'0 x 12'0

Generous living room decorated in neutral colours featuring a coal effect fireplace and surround. Double glazed window to the front aspect. Double glazed sliding doors to the rear opening to the garden. Two radiators.

#### Dining Room

10'8 x 10'0

Space for a dining table and chairs. Double glazed window to the rear aspect. Radiator.

#### Breakfast Kitchen

12'4 x 10'7

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a half bowl sink unit with mixer tap and drainer. Tiled splash backs. Integrated fridge and freezer with matching cupboard fronts. Space for a range cooker with extractor hood over and dishwasher. Breakfast bar. Larder cupboard. Double glazed window to rear aspect. Radiator.

#### Stairs To The First Floor Landing

Access to the loft space. Built in airing cupboard. Dado rails.

#### Master Bedroom

15'10 x 12'10

A spacious master bedroom fitted with a range of floor to ceiling wardrobe and drawers. Additional built in storage cupboard. Double glazed window to the front aspect. Radiator.

#### En-Suite Shower Room

Fitted with a walk in shower cubicle, low level WC and wash hand basin with vanity cupboard below. Double glazed window to the front aspect. Radiator.

### Bedroom Two

15'10 x 9'7

Double bedroom with a fitted wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom Three

12'0 x 10'0

Double bedroom with a fitted wardrobe. Double glazed window to the rear aspect. Radiator.

### Bedroom Four

12'0 x 10'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### Family Bathroom

Fitted with a white suite comprising; a corner panelled bath, low level WC and pedestal wash hand basin. Tiled walls. Radiator. Double glazed window to the rear aspect.

### Outside

#### Integral Double Garage

16'9 x 14'0

Up and over door. Power and lighting. Space for additional appliances. Wall mounted Worcester boiler. Double glazed window and door to the side aspect.

#### Additional Double Garage

18'0 x 15'3

Up and over door. Power and lighting. Two double glazed windows to the rear aspect. Door to the side.

### Driveway

To the front is a driveway providing off road parking for several vehicles and leads to both double garages. A courtesy gate to the side opens to a private garden.

### Westerly Facing Garden

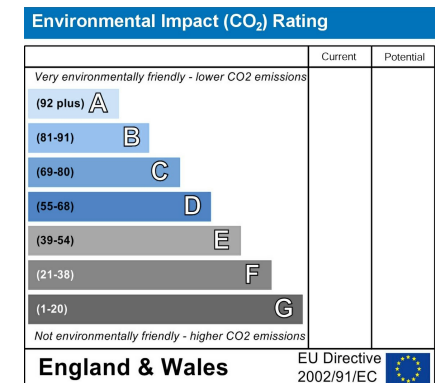
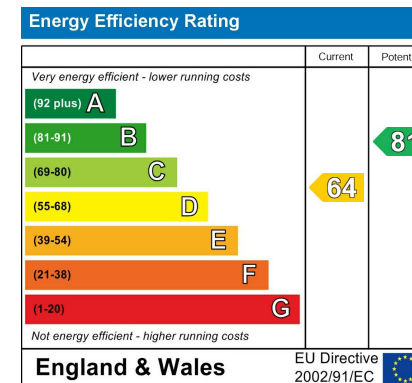
To the rear is a private and mature Westerly facing rear garden, well stocked with various trees and hedging to the perimeter providing a high degree of privacy.

### Tenure

We are advised by our vendor that the property is Freehold.

Council Tax Band E.

We would recommend any perspective buyer to confirm these details with their legal representative.

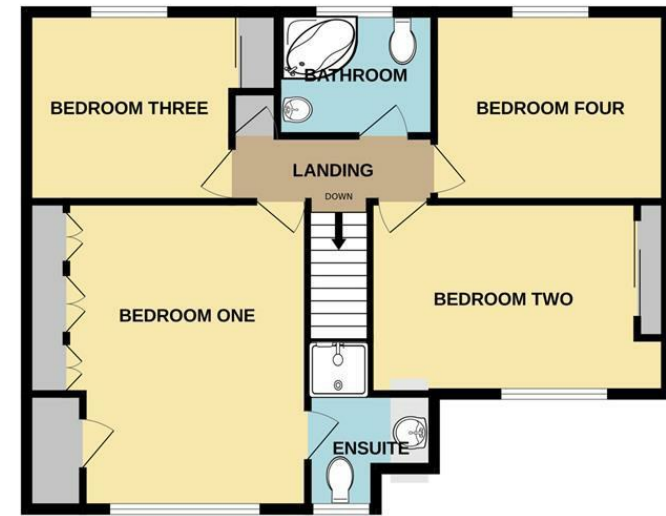




GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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