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# 16 Ashton Avenue, Macclesfield, SK10 3PY

Occupying a superb position on a quiet cul-de-sac is this well proportioned, two double bedroom, true bungalow situated within a select location on the ever desirable "Greenside" development. Internally the accommodation is well balanced and in brief comprises; entrance hallway, living room, dining kitchen, two double bedrooms and shower room. The property is set back from the cul-de-sac behind a driveway leading down the side of the property to the detached garage. The mature garden is laid mainly to lawn and sweeps around to the side with various shrubs to the borders. Timber panel fencing to the boundaries. The property also benefits from double glazing and gas fired central heating. We strongly recommend an internal inspection to appreciate this fabulous true bungalow.

## £300,000

### 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

Leaving Macclesfield along Victoria Road, passing the hospital on the left hand side, turn right at the next roundabout onto Priory Lane and then take the first

left onto Birtles Road. Take the second left turn onto St Austell Avenue and second right onto Ashton Avenue. Follow the road around and the property will be found at the head of the cul-de-sac.

#### Entrance Hallway

Built in storage cupboard. Access to the loft space.

#### Living Room

17'0 x 10'8

Well proportioned reception room with double glazed window to the front aspect. Feature fireplace. Radiator.

#### Dining Kitchen

17'10 x 9'1

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in oven. Space for a washing machine. Vaillant boiler. Space for a dining table and chairs. Double glazed window to the side aspect. Radiator. Double glazed window to the rear aspect. Door to the side.



### Bedroom One

11'10 x 9'5

Double bedroom fitted with a range of floor to ceiling wardrobes and over bed storage. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

10'0 x 9'10

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

### Shower Room

Shower cubicle, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Radiator.

### Outside

### Driveway

The property is set back behind a driveway providing ample off road parking and leads down the side of the property to the detached garage.

### Detached Garage

Up and over door. Double glazed window to the side aspect.

### Gardens

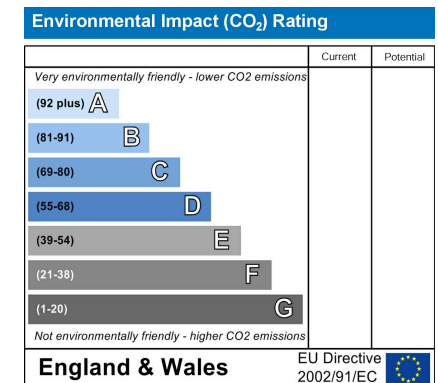
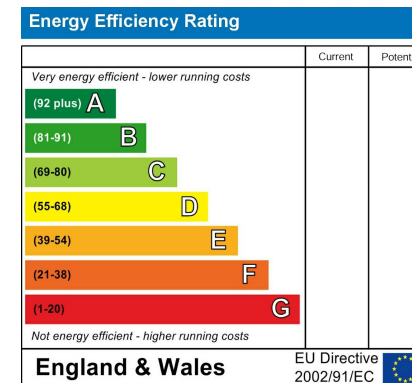
The mature garden is laid mainly to lawn and sweeps around to the side. various shrubs to the borders. Timber panel fencing and hedging to the boundaries.

### Tenure

The vendor has advised that the property is Leasehold. We believe the term to be 999 years from 1 January 1977.

We believe the council tax band to be D.

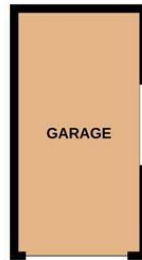
We would advise any prospective buyer to confirm these details with their legal representative.







GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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