





17, Mayfield Avenue, Macclesfield, Cheshire SK11 7SS

A well-presented three-bedroom semi-detached home, ideally situated close to highly regarded local schools and a variety of everyday amenities. The property also enjoys convenient access to South Park, offering a fantastic selection of green open spaces, leisure facilities, and scenic walking routes.

Perfectly suited to first-time buyers, growing families, or those looking to downsize, the accommodation offers a well-balanced layout comprising a lounge, modern kitchen, separate dining room, and bright conservatory to the ground floor. The first floor features three generously sized double bedrooms and a family bathroom.

The property benefits from gas-fired central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency.

Externally, the home is set back from the road with a private driveway providing ample off-road parking. To the rear, a spacious and well-maintained garden offers an excellent outdoor retreat, featuring a neatly laid lawn and two flagged patio areas ideal for outdoor dining, entertaining guests, or simply relaxing in 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 (A523) turning right just prior to the football ground into Moss Lane. Mayfield Drive is the first turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

15'10 x 9'8

Feature fireplace. Ceiling cornice. uPVC double glazed windows with plantation shutters to the bay. Double panelled radiator. uPVC double doors to the Conservatory.

Dining Room

11'1 x 7'10

Composite front door with glazing inset. Built-in storage cupboard. Ceiling cornice. Dado rail. uPVC double glazed window with plantation shutters. Two double panelled radiators.

Kitchen

11'4 max x 11'2

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. Under unit lighting. Integrated double oven. Integrated four ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Space for a tumble dryer. Cupboard housing the Alpha combination condensing boiler. uPVC double glazed window with plantation shutters. Composite stable style door with glazing inset to the rear garden. Double panelled radiator.

Conservatory

11'8 x 11'00

uPVC double glazed windows. uPVC double doors opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Dado rail. Loft access. uPVC double glazed window with plantation shutters.

Bedroom One

10'8 to the wardrobes x 7'11

Floor to ceiling fitted wardrobes. Ceiling cornice. uPVC double glazed window with plantation shutters. Double panelled radiator.

Bedroom Two

12'4 x 8'6

Fitted wardrobe. Ceiling cornice. uPVC double glazed window with plantation shutters. Double panelled radiator.

Bedroom Three

9'9 x 8'6

Fitted wardrobe. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bathroom

Panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment over. Washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. Ceiling cornice. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens**

The property is set behind hedged borders with a flagged driveway providing off-road parking.

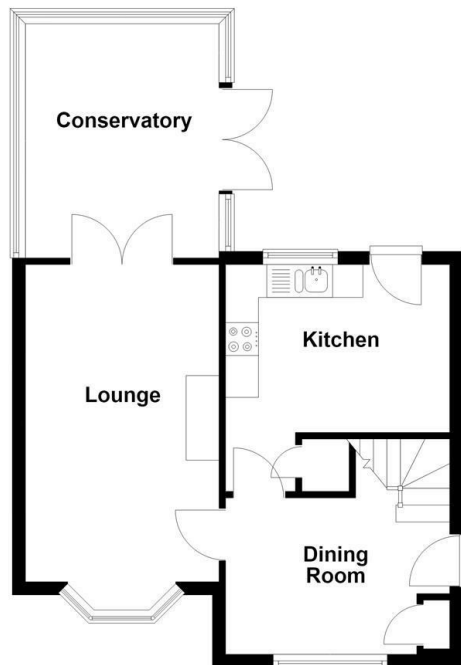
Tenure

Freehold.

£265,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

