



Eldon Road, Macclesfield, SK10 3SA.  
£275,000

Whittaker & Biggs Est. 1930

## 17 Eldon Road, Macclesfield

A very rare opportunity to acquire a detached residence at this price level! The property, enjoys a prime location on this particularly sought after development, which is convenient for popular local schools (including Fallibroome Academy), Macclesfield hospital and the local shopping facilities at Broken Cross. This highly attractive home was built by Messrs. Jones Homes and offers the following accommodation; entrance vestibule, living room and separate dining room, which opens through to the kitchen. To the first floor, an attractive landing area provides access into the three bedrooms and the family bathroom. The windows are double glazed and the property is warmed by a combination gas central heating system. Outside, there is a pleasant garden with a lawn and a patio area and, off-road parking is provided to the side of the house. For sale with no onward chain - viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### Entrance Vestibule

Radiator. Double glazed front door. Half moon window over. Meter cupboard. Laminate flooring.

### Living Room 14' 2" x 13' 3" into stairs (4.31m x 4.05m)

Radiator. Double glazed windows to front and rear. Open plan staircase. Ornate fireplace and hearth. Radiator. Double glazed bow window to front. Under-stairs storage cupboard.

### Dining Room 10' 4" x 9' 5" (3.14m x 2.88m)

Double glazed bow window. Laminate floor. Archway to kitchen. Radiator.

### Kitchen 10' 4" x 6' 7" (3.14m x 2.0m)

Fitted kitchen units to base and eye level. Sink unit with mixer tap. Plumbing for washing machine. "Ideal" combination gas central heating boiler. Tiled splash backs. Double glazed window and door.

### Landing

Double glazed window to rear.

### Bedroom One 10' 4" x 8' 4" plus storage (3.15m x 2.55m)

Double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom Two 10' 1" x 8' 1" plus storage (3.08m x 2.47m)

Double glazed window to front. Radiator. Laminate floor.

### Bedroom Three 7' 3" x 5' 9" (2.2m x 1.75m)

Double glazed window to rear. Radiator. Laminate floor.

### Bathroom 7' 2" x 5' 5" (2.19m x 1.65m)

Panel bath with mixer shower over. Part tiled walls. Pedestal wash basin. W.C. Radiator. Double glazed window to rear.

### Outside

To the rear is a fenced and walled garden with a lawn and patio area. There is also a garden shed, a garden tap and access to the driveway. The driveway is located to the side of the property. To the front there is a Small lawned area.

Note:

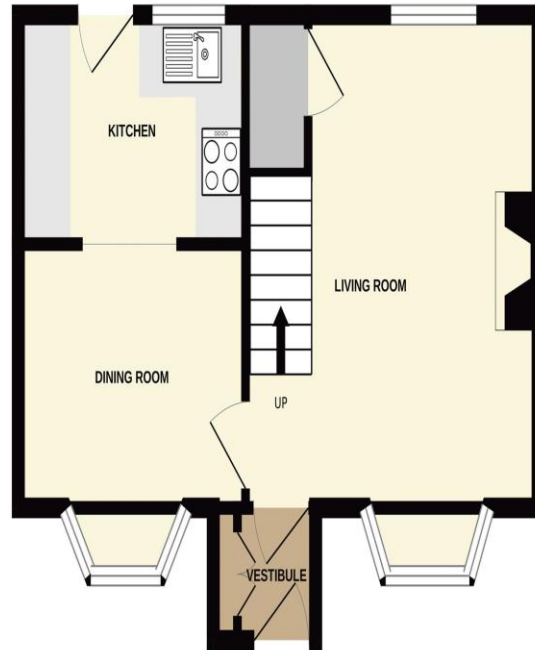
Council Tax Band: D

EPC Rating: TBC

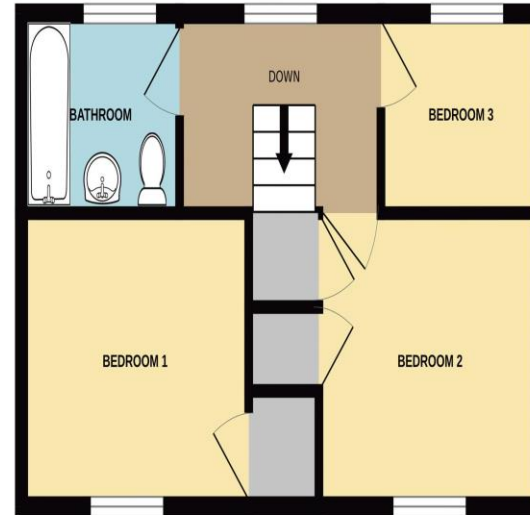
Tenure: Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

From this office turn left opposite the railway station, bear left onto the Silk Road. At the roundabout turn left. Across the lights and at the roundabout bear right. At the next roundabout go straight ahead and then right at the next roundabout onto Prestbury Road. First left at the next roundabout into Victoria Road. At the next roundabout turn left into the Villas development and Eldon Road is the first left.

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