



Home Farm Avenue, Macclesfield, SK10 3QW
£210,000

Whittaker & Biggs Est. 1930

38 Home Farm Avenue, Macclesfield

This highly attractive two bedroom mews home (built by Jones Homes approximately 35 years ago) is located in one of the most popular areas of Macclesfield, being just off Victoria Road. The specific position of the property towards the head of Home Farm Avenue is advantageous in that it is quieter and there is little passing traffic. The accommodation, which is warmed by gas central heating and has double glazed windows, briefly comprises; entrance vestibule, living room, dining kitchen, landing, conservatory, two bedrooms and a shower room with a contemporary suite. Outside, there is a pleasant paved garden with a good degree of privacy and to the front there is a driveway and a lawn. We are offering this property for sale with no onward chain. Given the popular location being close to Fallibroome Academy, the hospital etc. this property could make a great home or buy to let purchase.



ACCOMMODATION

Entrance Vestibule

Double glazed window and door, built-in meter cupboard.

Living Room 13' 7" x 13' 0" into stairs (4.13m x 3.95m)

Double glazed bow window, open plan staircase, living flame electric fire with marble effect hearth/surround with wooden mantle over.

Dining Kitchen 13' 7" x 8' 0" (4.14m x 2.44m)

Fitted kitchen units to base and eye level, integral gas hob, stainless steel extractor over, integral oven and grill, stainless steel sink unit and mixer tap, plumbing for washing machine, tiled splash backs, radiator, double glazed window and double glazed double doors to conservatory.

Conservatory 6' 7" x 6' 7" (2.00m x 2.00m)

Double glazed windows and door, tiled floor.

Landing

Bedroom One 13' 6" maximum reducing to 10'3" x 11' 3" (4.12m reducing to 3.14m x 3.44m)

Two double glazed windows to the front elevation, airing cupboard, radiator.

Bedroom Two 9' 9" x 7' 10" (2.97m x 2.38m)

Double glazed window to the rear elevation, radiator, loft hatch.

Shower Room 6' 4" x 5' 5" (1.92m x 1.64m)

Corner shower enclosure with electric shower, pedestal wash basin, push button w.c. ladder towel radiator, tiled walls, double glazed window to the rear.

Outside

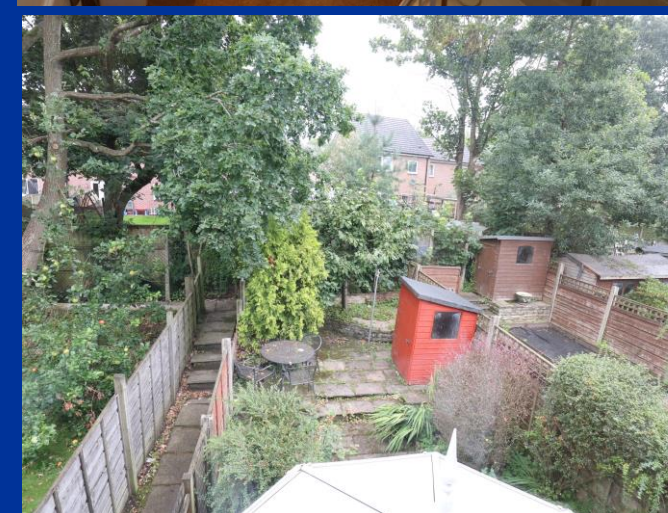
To the rear of the property is a paved garden with well-stocked planting areas. There is a garden shed, an outside water tap and a gate to the side shared passageway. To the front of the property is a tarmacadam driveway and lawn area.

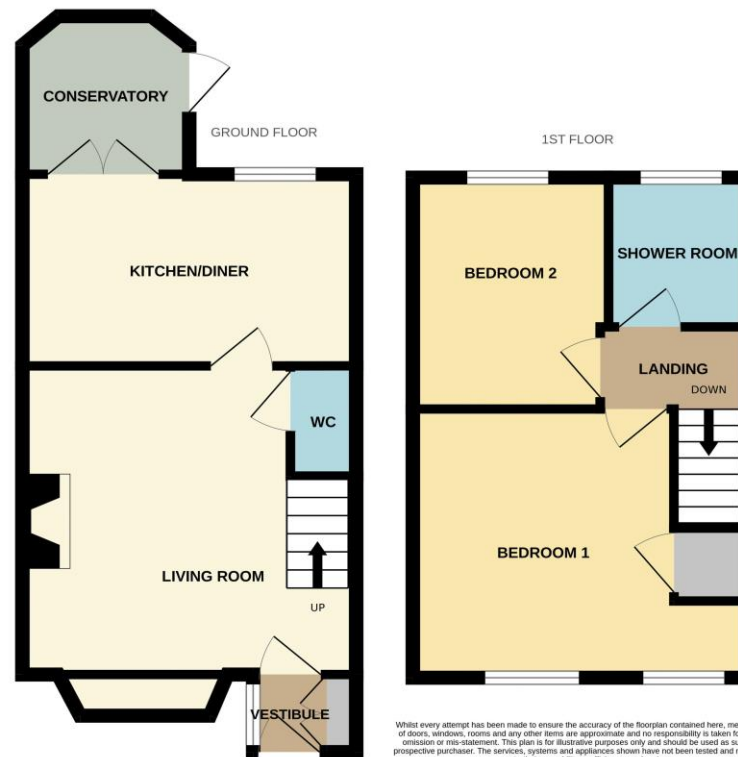
Note:

Council Tax Band: C

EPC Rating: D

Tenure: Leasehold (999 year lease commencing on 1st January 1989).





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

Head up Hibel Road and proceed through the traffic lights. At the roundabout turn right. At the 'Sainsbury's roundabout' keep left. At the next roundabout go right onto Prestbury Road and then first left at the mini-roundabout into Victoria Road. Take the sixth turning onto the right into Home Farm Avenue.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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& Biggs**