



Cedar Grove, Macclesfield, SK11 7RY.
£185,000

Whittaker & Biggs Est. 1930

41 Cedar Grove, Macclesfield

This mid terrace home offers spacious accommodation including three good sized bedrooms (no tiny box room here!). The property also benefits from a spacious living room and a breakfast kitchen. The bathroom is fitted with a white suite. The property has double glazing and is warmed by gas central heating. Outside, there is a long garden which has double gates to the rear and therefore can provide off road parking. The vendor has also built a great sized shed/workshop in the rear garden, which has lighting and power. There is also a pretty gated front garden area. Given the size of the accommodation and the rear garden, this property could make a good alternative to a more typical town centre terraced cottage, which would generally only have just two bedrooms, a small yard and no off road parking. It could be suitable as a buy to let investment and attract tenants with families - again given the fact it has three bedrooms.



ACCOMMODATION

Entrance Hall

Double glazed front door with decorative panel. Radiator.

Living Room 13' 11" x 13' 8" into recess (4.23m x 4.16m)

Log burning stove with timber beam over. Laminate flooring. Three wall light points. Double glazed window. Radiator.

Breakfast Kitchen 16' 8" x 7' 10" maximum (5.09m x 2.40m)

Fitted units to base and eye level with contrasting worktops and tiled splash backs. Single drainer sink unit with mixer tap. Built-in oven and four ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Combination boiler. Under-stairs storage cupboard. Double glazed windows. Double glazed door. Radiator.

First Floor Landing

Spindle balustrade to staircase. Loft access with pull-down ladder to part boarded loft.

Bedroom One 13' 11" x 9' 7" (4.25m x 2.91m)

Double glazed window. Radiator.

Bedroom Two 10' 7" x 8' 0" (3.22m x 2.44m)

Double glazed window. Radiator.

Bedroom Three 10' 0" x 8' 9" including stair head (3.05m x 2.67m)

Double glazed window. Radiator.

Bathroom

White suite comprising panelled bath with mixer tap/shower attachment. Pedestal wash basin and low level w.c. Tiled floor. Tiled walls. Wall mounted mirror light/shaver point. Double glazed window. Ladder towel radiator.

Shed 15' 6" x 9' 4" (4.73m x 2.85m)

Double glazed window. Light and power. Covered veranda area outside.

Outside Garden

Rear garden with paved and slated areas. Fenced borders. Further smaller shed. Front with traditional hedge garden and gated pathway. Double gates and paved parking area.

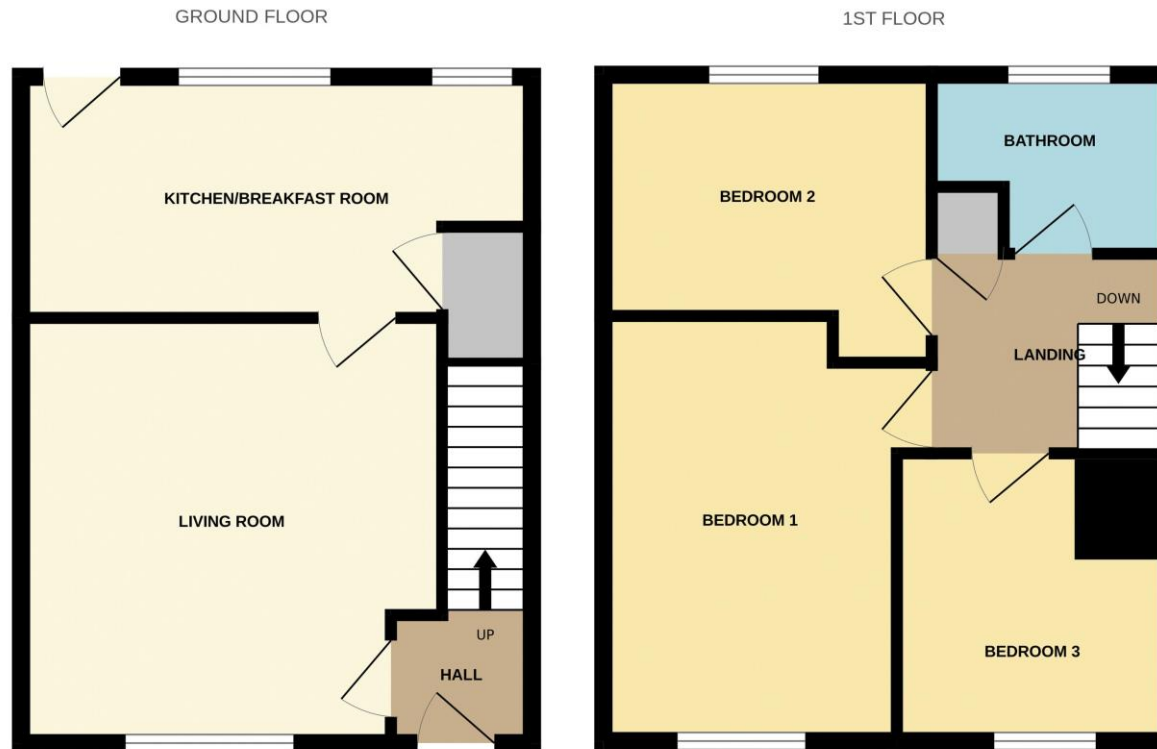
Note:

Council Tax Band: A

EPC Rating: D

Tenure: believed to be Freehold





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Directions

From our office turn right opposite the train station onto Sunderland Street. At the traffic lights turn left. At the next set of lights turn right onto Mill Lane. Proceed along this road. Just before the traffic lights turn right onto Byron Street then take the first left onto High Street and follow that round and it will turn into Maple Avenue. Take the first left then left again onto Briarwood Avenue and Cedar Grove is the first turning on the left.

I/We confirm the above details are correct and authorise them to be used for the marketing of the said property and will ensure that should any of these details change I/We will inform you immediately.

Signed _____

Dated _____

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