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**16 Hawthorn Way**  
Macclesfield, Cheshire SK10 2DA

**Selling Price: £245,000**

- THREE BEDROOM SEMI DETACHED HOME
- LOUNGE PLUS CONSERVATORY
- LARGE OPEN PLAN DINING KITCHEN
- OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

A three bedroom semi-detached property (which was re-roofed approximately 12 months ago) located on the popular 'Hurdsfield' residential estate.

The gas centrally heated accommodation comprises entrance hall, lounge, large open plan dining kitchen, conservatory, three bedrooms and family bathroom.

Off road parking to the front.

Of particular note is the larger than average enclosed garden to the rear.

An ideal property for a family to 'grow into.'

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE HALL** : PVCu double glazed front door. Dado rail. Wall light. Single panelled radiator. Under stairs storage cupboard housing electric meter and recent replacement combi gas central heating boiler and tumble dryer. Doors to:

**LOUNGE 14' 6" x 12' 5" (4.42m x 3.78m) into bay**: Comprising of Adams style fireplace with living flame gas fire with polished stone effect hearth and back with wooden mantle, wall light and double panelled radiator. Coving to ceiling. PVCu double glazed leaded box bay window to front aspect.

**OPEN PLAN DINING KITCHEN :**

**KITCHEN AREA 10' 2" x 10' 11" (3.10m x 3.32m)**: Recently improved modern fitted kitchen with a range of base, wall and drawer units with contrast work surfaces incorporating a one and a half bowl stainless steel single drainer sink with mixer tap. Space for gas cooker with stainless steel chimney extractor fan over and tiled splash back. Space and plumbing for washing

machine and fridge and freezer. PVCu double glazed windows to dual aspects. Opening to:

**DINING AREA 10' 11" x 8' 4" (3.32m x 2.54m)**: Coving to ceiling. Single panel central heating radiator. Double glazed doors opening to:

**CONSERVATORY 14' 9" x 7' 6" (4.49m x 2.28m) maximum**: PVCu construction. Wall lights. PVCu double glazed doors opening to the rear garden. Tiled floor.

**First Floor :**

**LANDING** : Dado rail. PVC double glazed window to side aspect. Loft access. Doors to all rooms.

**BEDROOM 1 FRONT 11' 10" x 10' 3" (3.60m x 3.12m) to wardrobe**: PVCu double glazed window to front aspect. Single panel central heating radiator. Good range of fitted wardrobes/dressing units.

**BEDROOM 2 REAR 11' 6" x 11' 3" (3.50m x 3.43m) maximum**: PVCu double glazed window to rear aspect. Single panel central heating radiator. Fitted wardrobes.

**BEDROOM 3 REAR 8' 5" x 7' 0" (2.56m x 2.13m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator.

**BATHROOM** : Modern fitted white suite comprising of 'P' shaped panelled bath with mixer tap and shower head attachment, low level W.C. and pedestal wash basin. Fully tiled walls. Inset spotlights. Chrome heated towel rail/radiator. Obscured double glazed window to side aspect.

**Outside :**

**FRONT** : Blocked paved driveway providing off road parking for several vehicles. Gated side access.

**REAR** : Larger than average fully enclosed rear garden. Main garden laid to lawn. Outside tap and light.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: SK10 2DA

