





7, Parkett Heyes Road, Macclesfield, Cheshire SK11 8UD

Parkett Heyes Road is a well-built end-terrace property occupying a highly desirable position on a popular residential road, just a short walk from Broken Cross centre with its convenient local amenities including a Tesco store, hardware shop and welcoming public houses. A selection of well-regarded schools are also within easy walking distance, making the location particularly appealing for families.

The property has been lovingly maintained over the years and now presents an excellent opportunity for buyers looking to update and modernise to their own taste. The accommodation briefly comprises an entrance hall, W.C., living room and kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is complemented by a driveway providing off-road parking, whilst to the rear, a mature lawned garden offers a pleasant outdoor space. There is also a useful brick-built outhouse currently utilised as a utility area.

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 Chester Road. At the roundabout at Broken Cross take the first exit (by the mini Tesco's) into Gawsworth Road and first left into Princess Way. Parkett Heyes Road is the first turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Spindle balustrade to the staircase. Meter cupboard. uPVC double glazed window. Double panelled radiator.

Cloakroom/W.C.

Low suite W.C. Shelving. uPVC double glazed window.

Living Room

17'04 x 12'05 max

Kitchen

10'04 x 8'09

Single drainer 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. Integrated single oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Space for fridge/freezer. Central heating and domestic hot water boiler. Plumbing for automatic washing machine. Built-in storage cupboard with shelving. uPVC double glazed window. Open way to the Rear Porch.

Rear Porch

Understairs storage cupboard with shelving. uPVC double glazed window.

First Floor

Landing

Balustrade to the staircase. Loft access. Airing cupboard housing the hot water cylinder. uPVC double glazed window.

Bedroom One

12'07 x 10'07

Two storage cupboards. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'05 x 9'07

Storage cupboard. uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'04 x 7'03

Built-in wardrobe. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Ceiling cornice. Partially tiled walls. uPVC double glazed window.

Outside**Gardens**

The property sits behind a driveway a lawned garden enclosed within hedged and fenced borders and a driveway providing off-road parking for two vehicles. The fully enclosed garden to the rear incorporates a flagged patio and a neat lawn. There are also two brick built outhouses one of which is installed with power and light.

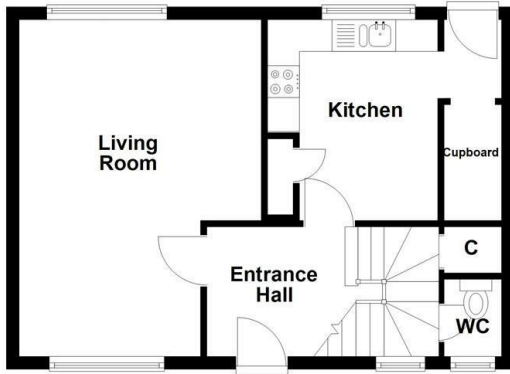
Outhouse**Tenure**

Freehold

£220,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

