HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

37 Eldon Road, Macclesfield, SK10 3SA





37, Eldon Road, Macclesfield, Cheshire SK10 3SA

Built by the highly regarded Messrs Jones Homes, this attractive semi-detached property offers well-planned accommodation arranged over two floors, together with a private rear garden and dedicated off-road parking.

Newly refurbished including decoration and floor coverings, ground floor comprises an entrance porch, bay-fronted lounge, separate dining room and brand new fitted kitchen including oven, hob and extactor fan. To the first floor are two good-sized bedrooms and a bathroom. The property also benefits from gas-fired central heating with a new combination boiler installed with a long warranty and a combination of existing and newly installed double glazing.

Set back from the road, the property has a dedicated parking space to the front, while the enclosed rear garden is predominantly laid to lawn, providing a pleasant outdoor space for relaxing and entertaining.

Offering comfortable two-bedroom accommodation, a garden and off-road parking, the property is ideally suited to a range of buyers, including first-time purchasers, couples and those looking to downsize. Its established setting and manageable proportions also make it an appealing choice for anyone seeking a straightforward, low-maintenance home.

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 Cumberland Road bearing right into Prestbury Road and left into Victoria Road. Proceed past the hospital and at the next roundabout at Fallibroome Road turn left into Eldon Road. Bear left and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
Composite front door with glazing inset and fanlight over. Dado rail.

Lounge
14'7 x 11'10
Spindle balustrade to the staircase. Understairs storage cupboard housing the utility meters. Ceiling cornice. Dado rail. T.V. aerial point. uPVC double glazed window to the bow. Double panelled radiator.

Dining Room
10'11 x 5'9
uPVC sliding patio doors to the rear garden. Double panelled radiator. Open way through to the Kitchen.

Kitchen
10'11 x 5'8
Brand new Kitchen with a single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting works surfaces and tiled splashbacks. Integrated Lamona single oven. Integrated four ring Lamona induction hob with extractor hood over. Space for a free-standing fridge/freezer. Cupboard housing the combination condensing boiler.

First Floor

Landing
Spindle balustrade to the staircase.

Bedroom One
11'9 x 10'11
uPVC double glazed window. Single panelled radiator.

Bedroom Two
10'11 x 6'7
Fitted wardrobe. Loft access. Hardwood double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and shower attachment over, a pedestal washbasin with mixer tap and a low level W.C. Partially tiled walls. Extractor fan. Hardwood double glazed window. Single panelled radiator.

Outside

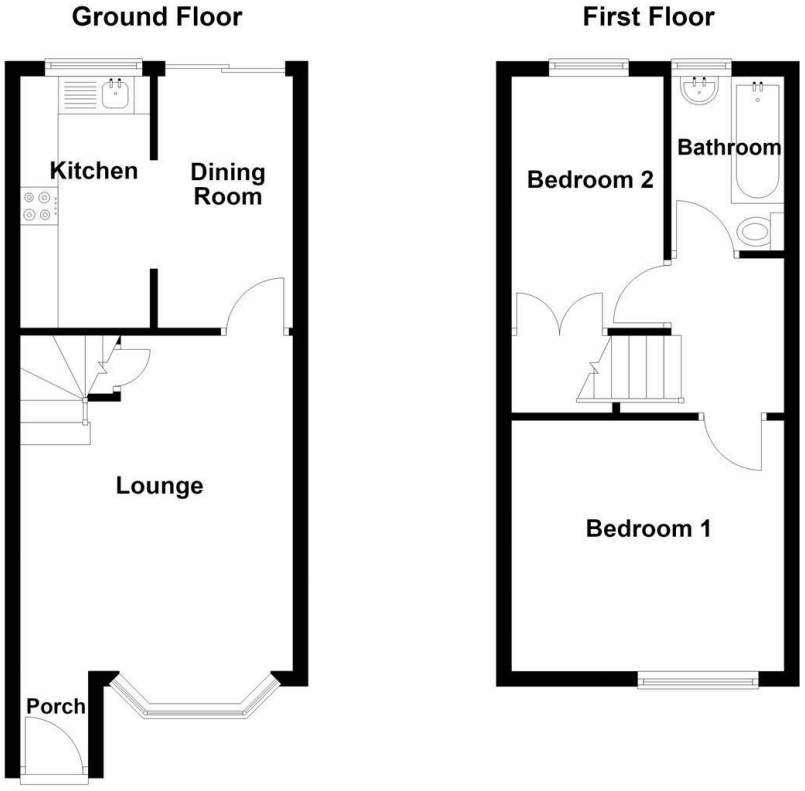
Gardens
There is one allocated parking space to the front of the property whilst to the rear, the fully enclosed garden incorporates a lawn and small flagged patio area.

Tenure
Freehold.

£235,000

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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk

