



Kershaw Grove, Macclesfield, SK11 8TN.
£595,000

Whittaker & Biggs Est. 1930

4 Kershaw Grove, Macclesfield

This very fine-looking family home with five bedrooms and a double garage is located at the head of this select development and is nestled upon a good sized and very private garden plot. The development, consisting of twelve individually designed homes, was built in 1996 by Linden Homes - utilizing the grounds of a former manor house. The location is tucked away and yet still affords easy access into Macclesfield town centre - being approximately 15 minutes walk away and just a few minutes drive. It also allows for easy access away from town towards Knutsford, Alderley etc. The accommodation is spacious and briefly comprises; entrance hall, large living room, dining room adjoining the spacious breakfast kitchen, snug/office, utility room and a ground floor WC. To the first floor an airy landing gives access into the five bedrooms and the family bathroom. The principal bedroom suite is a fantastic size (20ft x 16ft including en-suite and wardrobes) having a stunning vaulted ceiling and an area of built-in wardrobes. It also has a full en-suite bathroom with a bath tub and shower enclosure. Outside, there are good sized wrap-around gardens including a large rear garden area, which enjoys a good degree of privacy. The size and nature of the plot could allow for a side/rear extension (subject to planning permission) and the large double garage also offers potential for conversion (subject to building regs.)



ACCOMMODATION

Entrance Hall

Storage cupboard. Radiator. Double glazed front door and windows.

Ground Floor WC 8' 2" x 3' 6" (2.49m x 1.07m)

Low level WC. Vanity sink unit. Double glazed window.

Living Room 15' 8" x 13' 6" (4.78m x 4.11m)

Two double glazed patio doors to rear. T.V point. Radiator. Stone effect fireplace with open fire.

Dining Room 13' 6" x 9' 11" (4.11m x 3.03m)

Double glazed window to rear. Radiator. Double doors to kitchen.

Snug/Study 9' 4" x 8' 3" (2.85m x 2.51m)

Double glazed window to front. Radiator.

Breakfast Kitchen 16' 8" x 8' 7" (5.08m x 2.61m)

Fitted kitchen units to base and eye level. One and 1/4 bowl sink unit with mixer tap. Tiled splash backs. Integrated dishwasher. Integrated gas hob. Integrated electric oven and grill. Integrated fridge freezer. Radiator. Tiled flooring. Double glazed windows to rear and side.

Utility Room 7' 11" x 6' 10" Maximum measurements (2.42m x 2.09m)

Worcester gas central heating boiler. Stainless steel sink unit with mixer tap. Fitted units to base level. Tiled floor. Double glazed door to side. Radiator.

Garage 18' 1" x 16' 5" (5.5m x 5.0m)

Two up and over doors to front. Two double glazed windows to side. Light and power.

Landing

Double glazed window to front. Radiator. Loft hatch. Storage cupboard.

Bedroom One 16' 3" x 12' 2" (4.95m x 3.7m)

Galleried ceiling. Double glazed window to front. Two radiators.

Bedroom One Wardrobe Area 8' 6" x 7' 4" (2.60m x 2.23m)

Two double wardrobes. Two single wardrobes.

En-suite 8' 7" x 8' 1" (2.62m x 2.47m)

Paneled bath. Shower enclosure with mixer shower. Vanity sink unit. W.C. Radiator. Velux window. Part tiled walls.

Bedroom Two 14' 4" x 12' 7" maximum into wardrobes (4.36m x 3.83m)

Double glazed window to rear. Radiator. Built-in wardrobes.

Bedroom Three 12' 2" x 11' 9" maximum measurements (3.72m x 3.59m)

Double glazed window to rear. Radiator.

Bedroom Four 13' 8" x 10' 11" maximum into wardrobe (4.17m x 3.33m)

Double glazed window to rear. Built-in wardrobe.

Bedroom Five 9' 9" x 9' 5" (2.96m x 2.86m)

Double glazed window to front. Radiator.

Bathroom 8' 7" x 7' 1" (2.62m x 2.17m)

Panelled bath with mixer shower/shower attachment. Shower enclosure with mixer shower. Pedestal wash basin. W.C. Radiator. Electric shaver point. Double glazed window to side.

Outside

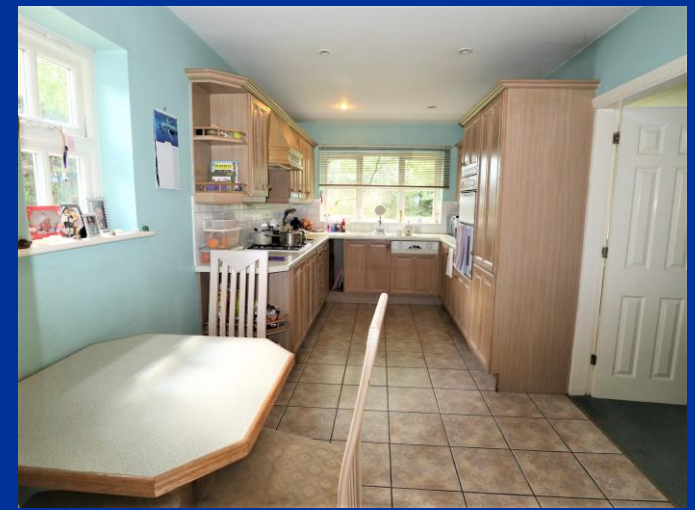
To the rear/side of the property is a good sized lawned garden with mature tree and areas of stone walling. The garden enjoys a good degree of privacy. To the front a block-paved driveway leads to the large garage. There are mature shrubs, a small area of lawn and gated access to the side.

Note:

Council Tax Band: G

EPC Rating: D

Tenure: believed to be Freehold





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

Proceed out of Macclesfield along Chester Road passing the fire station on the left. Turn right into Kershaw Grove (just before the Fieldbank Road roundabout). Keep to the left and the property is found at the head of the cul-de-sac.

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