



Ivy Road, Macclesfield, SK11 8QN.
£405,000

Whittaker & Biggs Est. 1930

47 Ivy Road, Macclesfield

This beautifully presented and spacious four bedroom detached home was built in the 1980's and sits on a generous plot. Of particular note are the well-balanced bedroom sizes, which are all doubles! The master bedroom suite also benefits from a stylish en-suite shower room and fitted wardrobes. The ground floor accommodation is also a good size having a large 15ft living room and adjoining dining room, which in turn leads through to the fitted kitchen. There is also the benefit of a handy ground floor wc and the integral garage is a further asset being almost 19ft in length and accessible from the hallway. In brief the full accommodation comprises; entrance hall, living room, dining room, kitchen, ground floor wc, landing, four double bedrooms, en-suite shower room and a family bathroom. The property has gas central heating and double glazing. Outside, to the rear is a generous garden area with lawn, well-established herbaceous borders and two patio areas. To the front is deep tarmac driveway and a well-stocked corner bedding area. The property is located in a popular area, close to a local primary school and secondary schools and there are local shopping facilities near-by. A viewing is highly recommended to appreciate this great all-round family home.



ACCOMMODATION

Entrance Hall

Composite double glazed front door, storage cupboard, radiator, Karndean flooring.

Ground Floor W.C.

Double glazed window to the side, push button wc, corner sink unit, fitted storage unit, Karndean flooring.

Garage 18' 10" x 8' 8" (5.74m x 2.65m)

Up and over door, British gas central heating boiler, light and power.

Living Room 15' 7" x 12' 11" (4.76m x 3.93m)

Double glazed sliding patio doors to the rear, living flame gas fire with marble hearth and surround, TV point, radiator, double doors through to Dining Room.

Dining Room 15' 2" x 8' 11" (4.62m x 2.72m)

Double glazed window to the rear, radiator.

Kitchen 15' 0" x 8' 11" (4.57m x 2.73m)

Fitted kitchen units to base and eye level, five ring Neff gas hob with stainless steel extractor over, Neff double electric oven/grill. 1 1/4 stainless steel sink unit with mixer tap, radiator, Karndean flooring, double glazed window to the front elevation and double glazed door to the side.

Landing

Double glazed window to the side, airing cupboard housing hot water cylinder.

Bedroom One 12' 11" x 11' 5" into wardrobes (3.94m x 3.48m)

Double glazed window to the rear, fitted wardrobes with cupboards over and dressing table with lighting, radiator.

En-Suite 9' 1" x 3' 11" (2.78m x 1.2m)

Vanity sink unit, push button wc, shower enclosure with mixer shower and sliding door, ladder towel radiator, tiled walls, Karndean flooring.

Bedroom Two 18' 3" x 8' 7" (5.55m x 2.62m)

Double glazed window to the front elevation, radiator.

Bedroom Three 15' 2" x 8' 11" (4.63m x 2.73m)

Double glazed window to the rear elevation, radiator.

Bedroom Four 13' 3" x 8' 1" (4.05m x 2.47m)

Double glazed window to the front, radiator.

Bathroom

White suite comprising of a shower bath with mixer shower over, vanity sink unit, push button wc, tiled walls, ladder radiator, electric shaver point, double glazed window to the side.

Outside

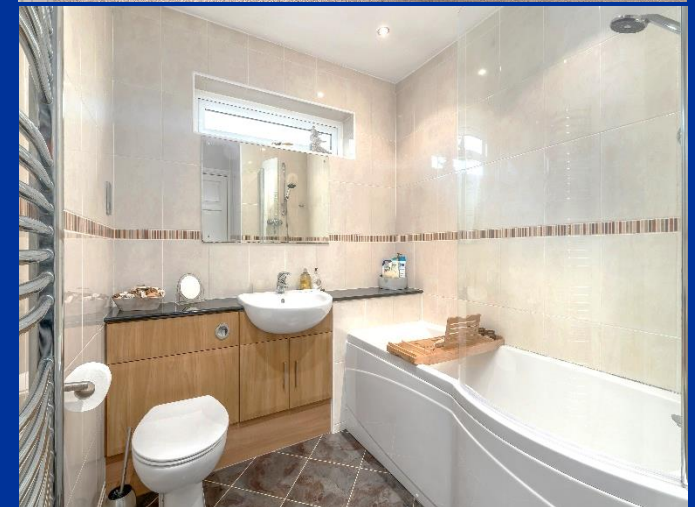
To the rear of the house is a beautiful garden mainly laid to lawn with well-stocked herbaceous borders, fencing, ornamental garden pond, Indian stone patio, gated access to both sides and further patio to the rear of the garden. To the side of the property is an outside water tap. The front area has a tarmac driveway and a well-stocked corner border.

Note:

Council Tax Band: E

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

Head out of Macclesfield along Chester Road, passing the fire station on your left. Continue along this road and at the roundabout turn left onto Ivy Road. The property is clearly identified by our for sale board.

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