



Warwick Road, Macclesfield, SK11 8SZ.
£200,000

Whittaker & Biggs Est. 1930

20 Warwick Road, Macclesfield

Set behind an attractive cobbled drive, which is flanked by impressive stone walling, stands this spacious two bedroom home with some interesting features. As one can see on our photographs there is a very large, Chinese themed fish pond to the immediate rear of the property, which is protected from the elements within a sizeable lean-to structure and, which connects to a further pond within the rear garden. The rear garden also benefits from a handy shed, an open store, a greenhouse and a small summerhouse. The accommodation, which is warmed by a combination boiler and has double glazing, briefly comprises; entrance porch extension, hallway, living room, kitchen, laundry area, store, landing, two double bedrooms and a shower room/WC. This property is available to purchase with no onward chain.



ACCOMMODATION

Entrance Porch

Double glazed door and window, Vaillant combination boiler, tiled floor.

Entrance Hall

Radiator, tiled floor.

Living Room 15' 3" x 10' 4" (4.66m x 3.16m)

Double glazed sliding patio doors to the rear elevation, double glazed window to the front elevation, stone fire place, tiled floor, radiator.

Kitchen 11' 10" x 9' 4" (3.61m x 2.85m)

Fitted high gloss kitchen units to base and eye level, gas cooker point, tiled splash backs, tiled floor, radiator, double glazed window to the rear elevation, integral fridge freezer.

Laundry 4' 9" x 4' 1" (1.44m x 1.24m)

Fitted high gloss kitchen units to eye level, plumbing for washing machine, space for dryer, tiled floor, folding doors to store room, double glazed window and door to the side elevation.

Store 9' 0" x 4' 9" (2.74m x 1.44m)

Double glazed window to the side elevation, tiled walls.

Lean To 15' 5" x 13' 6" (4.7m x 4.12m)

Double glazed door, single glazed windows, cobbled flooring, two outside water tap, large fish pond.

Landing

Double glazed window to the front elevation, storage cupboard.

Bedroom One 12' 4" x 10' 8" into wardrobes (3.77m x 3.26m)

Double glazed window to the rear elevation, fitted wardrobes with sliding doors, radiator, laminate floor.

Bedroom Two 12' 0" maximum into wardrobe x 9' 5" (3.67m x 2.86m)

Double glazed window to the rear elevation, fitted wardrobe with sliding doors, radiator.

Shower Room

Walk in shower with glazed shower screen, shower boarding and electric shower. Vanity sink unit, w.c., part tiled walls, radiator, double glazed window to the front elevation.

Outside

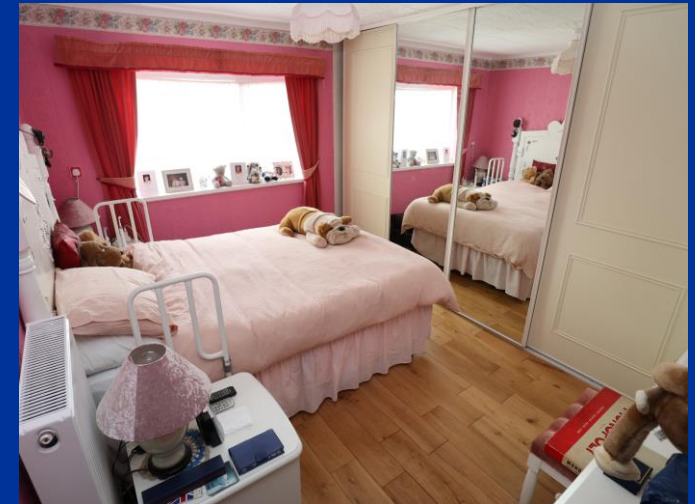
To the front of the property is a cobbled driveway, palm trees and a rockery area. In addition to the large pond within the lean-to, there is a further external pond with waterfall water feature. There is a summer house with sliding doors, an open store, a greenhouse and a timber shed. The rear garden is gated to each side.

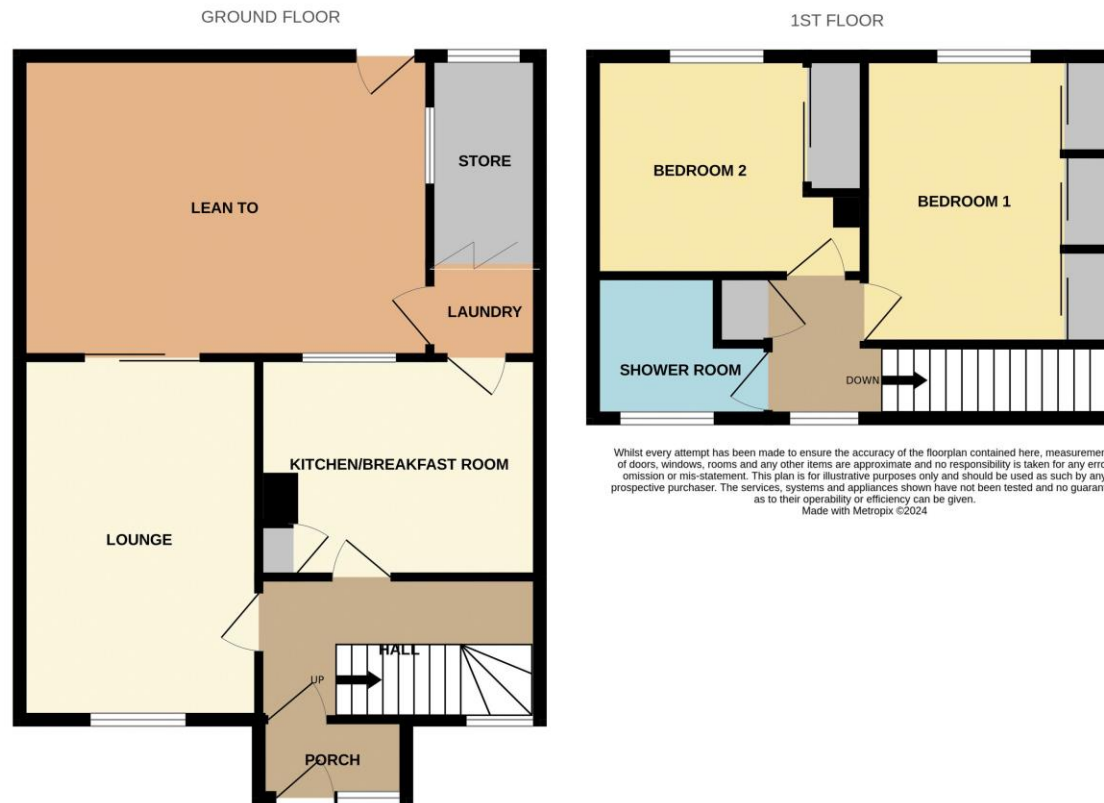
Note:

Council Tax Band: B

EPC Rating:

Tenure: believed to be Freehold





Directions

From this office turn right opposite the railway station onto Sunderland Street, proceed through the traffic lights and over the mini-roundabout into Park Lane. At the traffic lights by the Flower Pot Public House continue across onto Ivy Lane. On the bend take the left turn into Kendal Road and take the first turning on the left into Kenilworth Road. Warwick Road is the second turning on the right.

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**Whittaker
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