

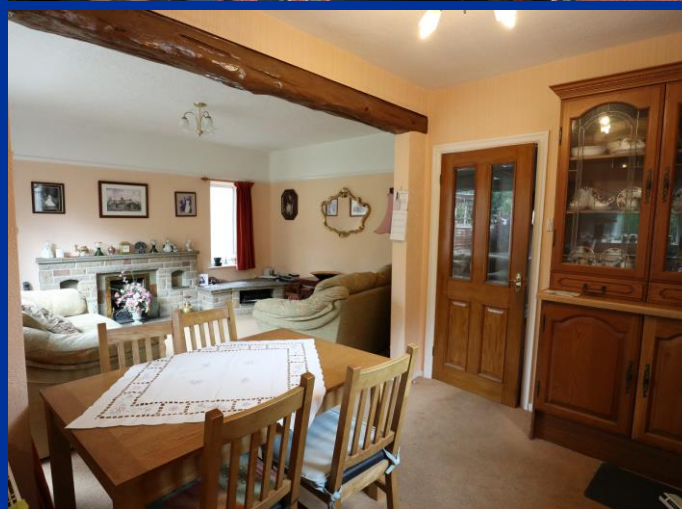


Cambridge Road, Macclesfield, SK11 8JL.
£350,000

Whittaker & Biggs Est. 1930

40 Cambridge Road, Macclesfield

This three bedroom detached home sits on a super sized plot with the rear garden measuring approximately 75 - 80 ft. in length. We offer the property for sale with no onward chain. In brief the accommodation comprises; entrance hall, sitting room, open plan living/dining room and fitted kitchen. There is also a handy ground floor WC. To the first floor, the landing gives access into the three bedrooms; two of which are very good sized doubles. There is also a spacious shower room. The loft area has also been improved having a pull-down ladder, boarding and two Velux windows. The property has double glazing and gas central heating. To the side there is a good-sized attached garage. As previously mentioned there is a large rear garden, which enjoys a good degree of privacy. The garden has an area of patio to the rear and side, apple trees and lawned areas. To the front there is a block-paved driveway and a further lawn. A great family home offering lots of potential and being located in a popular area, close to town and schools.



ACCOMMODATION

Open Porch

Entrance Hall 14' 7" x 7' 0" (4.45m x 2.13m)

Double glazed front door, single glazed window to the side, cloaks cupboard with a double glazed window, hanging space and shelving, telephone point.

Ground Floor WC

Double glazed window, push button W.C, corner sink unit.

Sitting Room 15' 4" maximum into bay x 11' 2" (4.68m x 3.40m)

Double glazed bay window to the front elevation, tv point, double glazed window to the side elevation.

Living/Dining Room 18' 7" x 13' 0" maximum reducing to 9' 8" (5.67m x 3.96m max reducing to 2.95m)

Double glazed sliding patio doors to the rear elevation, slate and stone fireplace and TV plinth, double glazed window to side, built in cupboard, fitted dresser, two radiators.

Kitchen 10' 1" x 6' 3" (3.08m x 1.90m)

Fitted kitchen units to base and eye level, integral electric hob with extractor over, integral oven, 11/4 stainless steel sink unit with mixer tap, tiled splash backs, integral fridge, plumbing for washing machine. Double glazed window to rear, door to side.

Landing

Double glazed window to the side, loft hatch.

Loft 15' 1" x 8' 2" (4.6m x 2.5m) max floor space with reduced head height

Pull down ladder, two Velux windows, light and power, eves storage.

Bedroom One 13' 7" x 11' 2" (4.13m x 3.4m)

Double glazed window to the front elevation, radiator.

Bedroom Two 13' 0" x 11' 2" into wardrobes (3.95m x 3.40m)

Double glazed window to the rear elevation, fitted wardrobes with cupboards over, radiator.

Bedroom Three 9' 7" x 7' 1" into wardrobe (2.93m x 2.15m)
Double glazed window to the rear elevation, fitted wardrobes with cupboards over, radiator.

Shower Room 7' 8" x 6' 11" (2.34m x 2.10m)

Double glazed window to the side elevation, feature circular window to the front, walk-in shower area with shower boarding and a mixer shower, pedestal wash basin, push button w.c., ladder radiator, part tiled walls, fitted cupboard with shelving.

Garage 18' 2" x 9' 11" (5.54m x 3.01m)

Up and over garage door, window to the rear elevation, Worcester combination boiler, light and power points.

Outside

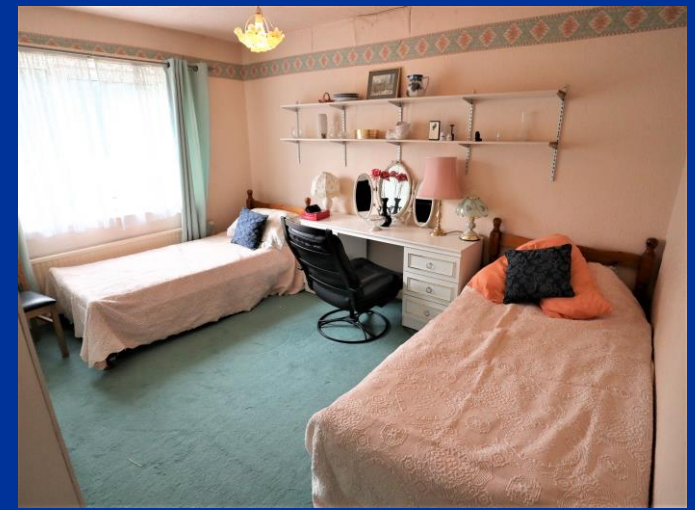
To the rear there are two lawned areas and a flagged patio to the rear and side of the house. Towards the rear of the garden there are two apple trees and a garden shed. Attractive stone walling runs alongside to the left of the garden and there is an outside water tap and side access. To the front is a further lawn and a block-paved driveway.

Note:

Council Tax Band: E

EPC Rating: D

Tenure: Believed to be Freehold – to be verified by solicitors





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

From this office turn right at the junction opposite the railway station and straight through the traffic lights on Park Green. Go across the mini roundabout into Park Lane, through the next set of lights and take the last turning on the right into Cambridge Road (before reaching the crossroads with Congleton Road and Oxford Road).

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
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