



Sherwood Road, Macclesfield, SK11 7RR.
£240,000

Whittaker & Biggs Est. 1930

26 Sherwood Road, Macclesfield

A spacious three bedroom semi detached home, which in addition to the typical features found in such a property, also has the benefit of a conservatory extension, a utility room and a good sized attached garage. To the rear of the house is a very pleasant garden and just over the rail line there are pleasant views onto open fields. The accommodation, which has gas central heating and double glazing, briefly comprises; entrance hall, large 22ft living room/dining room, conservatory, kitchen, utility room, 14ft garage, landing two double bedroom, a single bedroom and a family bathroom. Outside, to the rear is a good sized lawned garden with patio and a storage shed. The garden is not overlooked from the rear. To the front is a good width tarmac driveway with fencing. This property is available to purchase with no onward chain. Viewing highly recommended.



ACCOMMODATION

Entrance Hall

Double glazed door and windows. Understairs storage cupboard. Radiator.

Living Room/Dining room 12' 7" x 11' 0" (3.83m x 3.36m)

Living Room Area Double glazed window. Dimmer switches. Ceiling fan. Gas fire with wooden surround. T.V point. Radiator.

Dining Room Area 11' 4" x 10' 4" (3.45m x 3.15m)

Radiator. Serving hatch to kitchen. Double glazed sliding patio doors to conservatory.

Conservatory 9' 0" x 7' 8" (2.74m x 2.33m)

Double glazed windows and door.

Kitchen 10' 10" x 8' 8" (3.3m x 2.63m)

Fitted kitchen units to base and eye level. Gas cooker point. Stainless steel sink unit and drainer. Tiled splash backs. Radiator. Double glazed window.

Utility Room 9' 9" x 8' 1" (2.98m x 2.46m)

Double glazed window to rear. Stainless steel sink unit and drainer. Plumbing for washing machine. Space for dryer. Fitted units to base and eye level.

Garage 14' 4" x 9' 11" (4.36m x 3.02m)

Up and over door. Light and power points. Shelving. Water tap.

Landing

Radiator. Built-in cupboard housing Valliant gas combination central heating boiler. Loft hatch with pull down ladder, light and boarding.

Bedroom One 12' 0" x 10' 9" (3.66m x 3.27m)

Double glazed window to front, Radiator. Built-in wardrobe/storage cupboard.

Bedroom Two 12' 1" x 9' 7" (3.68m x 2.91m)

Double glazed window to rear with aspect over to open land. Built-in wardrobe. Radiator.

Bedroom Three 7' 3" x 7' 1" (2.21m x 2.17m)

Double glazed window to front. Radiator.

Bathroom 7' 1" x 5' 5" (2.15m x 1.64m)

Coloured suite comprising; panel bath with electric shower over, pedestal wash basin. w.c. Tiled walls. Radiator. Double glazed window to rear. Ladder radiator.

Outside

To the rear there is a lawned garden, patio areas and a garden pathway. There are well-stocked bedding area, fencing and a garden shed. To the front is a tarmacadam driveway, which is part fenced and leads to the garage.

Note:

Council Tax Band: C

EPC Rating: D

Tenure: Waiting for confirmation





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 our office turn right opposite the railway station onto Sunderland Street. Go through the first set of light and at the second set turn left onto Park Green. At the next light turn right onto Mill Lane. Head towards Macclesfield football ground and Sherwood Road is found on the left after approximately 3/4 of a mile.

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