



Westbury Drive, Macclesfield, SK11 8LR.
£315,000

Whittaker & Biggs Est. 1930

7 Westbury Drive, Macclesfield

This detached true bungalow sits on a pleasant garden plot enjoying a good sized, level garden and driveway leading to a large garage. The area proves to be very popular being quiet and yet accessible to town and local amenities. The accommodation is well laid out and benefits from a conservatory extension to the rear of the principal bedroom. In brief the property comprises; entrance porch, spacious entrance hall, living room, kitchen, rear porch, two bedrooms and a shower room/WC. As mentioned, the rear garden is a lovely feature of the property being mainly laid to lawn and it enjoys a good degree of privacy. A long gated driveway with a carport leads through to the garage. The garage being 20ft long is a good size and there is also a storage shed. We offer this property for sale with no onward chain and given the scarcity of similar homes in Macclesfield, we suggest a prompt viewing to avoid disappointment.



ACCOMMODATION

Entrance Porch

Double glazed door.

Entrance Hall

Airing cupboard with lagged cylinder. Laminate floor. Loft access (loft is part boarded). Radiator.

Living Room 13' 10" x 11' 9" (4.22m x 3.58m)

Double glazed bay window. Radiator. T.V point. Gas fire.

Kitchen 11' 9" x 8' 10" maximum (3.59m x 2.70m)

Fitted kitchen units to base and eye level. Plumbing for washing machine. Electric cooker point. Stainless steel sink unit with mixer tap. Tiled splash backs. Radiator. Double glazed window to rear.

Rear Porch

Double glazed windows and door.

Bedroom One 11' 11" x 10' 10" (3.62m x 3.31m)

Two double glazed windows to side. Radiator. Sliding doors to conservatory.

Conservatory 10' 2" x 9' 4" maximum (3.09m x 2.84m)

Double glazed windows and double doors.

Bedroom Two 11' 4" x 8' 4" (3.46m x 2.55m)

Double glazed window to side. Radiator.

Shower Room 8' 4" x 5' 10" (2.55m x 1.77m)

Double glazed window to side. Shower cubicle with mixer shower. Pedestal wash basin. W.C. Ladder radiator. Tiled walls. Wall mounted heater.

Outside

To the front there is a lawned garden and a driveway with a car port and double gates leading to the rear. The rear garden has a good sized lawn and patio area. There is an outside water tap and shed. The rear garden is also gated to the other side of the house and has a pathway.

Garage 19' 11" x 10' 0" (6.08m x 3.05m)

A great size detached garage with up and over door, lighting, a window and a courtesy door.

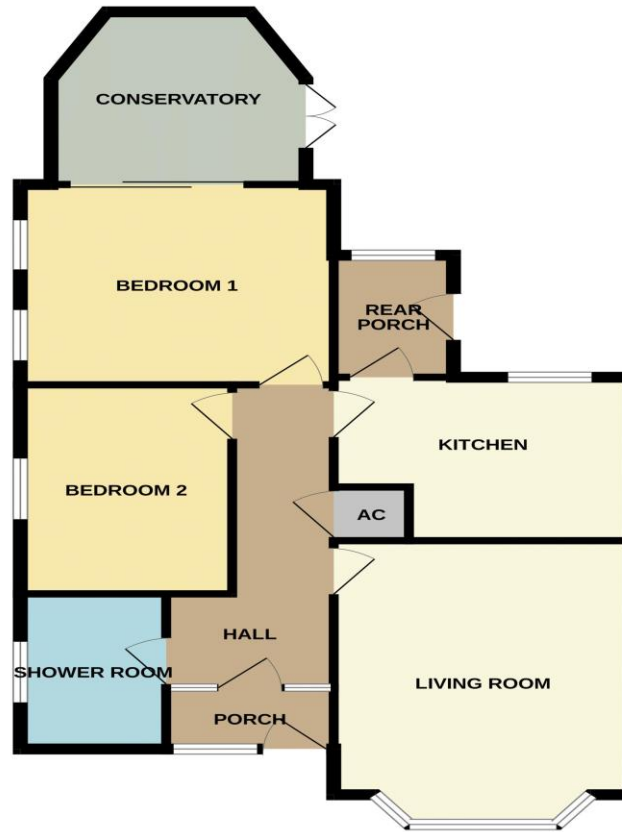
Note:

Council Tax Band: D

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 up Park Lane. At the lights by the Flower Pot public house turn into Ivy Lane. Turn right into Sycamore Crescent and left into Chiltern Avenue and then first right into Westbury Drive.

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