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12 Oak Lane

Marton, Macclesfield, Cheshire SK11 9HE

Selling Price: £325,000

- UPDATED & EXTENDED SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- GARDENS TO FRONT & REAR
- UNRESTRICTED ON LANE PARKING
- SEMI RURAL LOCATION IN THE SOUGHT AFTER VILLAGE OF MARTON

FOR SALE BY PRIVATE TREATY (Subject to contract)

A wonderful semi-rural location within a short walk to Marton primary school, Marton Meadows golf club and the Davenport Arms.

Timothy A Brown are delighted to offer for sale this UPDATED AND EXTENDED semi detached home, set on the edge of a sought after village with the front overlooking a narrow lane and Marton Meadows Golf Course.

The prestigious village of Marton has a good primary school, village pub, French restaurant, ice cream parlour/coffee shop and church. Perched nicely in an elevated position, with "unrestricted on lane" parking, and complemented with gardens to its front and rear, this home has been continuously maintained and is blessed with oil fired central heating and full PVCu double glazing.

The accommodation comprises: hall with stairs and separate lounge and dining kitchen with garden room and cloakroom off.

At first floor level the landing allows access to three good sized bedrooms and finally the family bathroom.

The front enjoys a lovely open aspect overlooking Marton Meadows and the rear enjoys a lovely landscaped garden.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door with matching side panel.

PORCH : Tiled floor. Oak framed and glazed door to:

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Oak effect tiled floor. Stairs to first floor with under stairs store cupboard.

LOUNGE 17' 0" x 10' 10" (5.18m x 3.30m): PVCu double glazed dual aspect windows. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Cast iron open coal fire with tiled insert and stained wood fire surround. Single panel central heating radiator. 13 Amp power points. Television aerial point.

DINING KITCHEN 14' 4" x 10' 7" (4.37m x 3.22m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Single panel central heating radiator. Extensive range of modern cream fronted shaker style eye level and base units with oak effect preparation surface and stainless steel one and a half bowl sink unit inset. Built-in Neff 4 ring halogen hob with extractor hood over. Built-in double electric fan assisted oven and grill. Integrated fridge and freezer and slimline dishwasher. Space and plumbing for washing machine. Ceramic tiled floor. Large squared off opening to garden room.

GARDEN ROOM 16' 3" x 12' 0" (4.95m x 3.65m) maximum: PVCu double glazed window to dual aspects. 13 Amp power points. Ceramic floor tiles with electric under floor heating. PVCu double glazed door to front and rear. Door to cloakroom.

CLOAKROOM : Low level W.C. Wash hand basin. Floor mounted Worcester oil fired central heating boiler. Ceramic tiled floor.

GALLERIED LANDING 11' 6" x 6' 0" (3.50m x 1.83m): PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Retractable ladder to roof space.

BEDROOM 1 REAR 14' 6" x 8' 7" (4.42m x 2.61m): PVCu double glazed window to rear aspect. Single panel central heating

radiator. 13 Amp power points. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 2 REAR 11' 0" x 7' 0" (3.35m x 2.13m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobe.

BEDROOM 3 FRONT 9' 7" x 7' 10" (2.92m x 2.39m): PVC double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in bedroom furniture.

BATHROOM 5' 10" x 5' 8" (1.78m x 1.73m): PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboard below and panelled bath with bath/shower mixer and wall mounted mains fed shower. Chrome central heating towel radiator. Matt finished white tiles to splashbacks.

OUTSIDE :

FRONT : Lawned gardens with block paved path to front entrance with path continuing to the perimeter of the property and which opens up to one side as a terrace seating area. Oil tank. There is also a small compound store area for wheelie bins etc.

REAR : Extending from the rear of the property is a deep Indian stone paved terrace with steps down to a golden shale laid ornamental garden. Large timber workshop. Cold water tap. Access to side leading to front.

SERVICES : Mains water, electricity and drainage are connected. Oil fired central heating. (although not tested).

TENURE : Freehold (subject to solicitors verification).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV SK11 9HE

