

39 ROEWOOD LANE
MACCLESFIELD
CHESHIRE
SK10 2PQ



This detached home is a real delight and offers flexible accommodation over two floors with potential for five bedrooms. The property is situated on a generous plot offering garden areas to the front, side and rear of the property and the highly sought after location is convenient for both town and countryside/canalside walks. The property offers generous accommodation, which provides versatile living space and could provide two ground floor bedrooms, if required. There are also three bedrooms found to the first floor and there is also the potential to extend further to the side of the property (subject to planning approval). In brief the accommodation comprises; spacious entrance hallway (where access is provided to the ground floor accommodation via beautiful oak doors), 20ft living/dining room, kitchen, study/potential bedroom, master bedroom, bathroom, inner hallway, separate shower room, utility room and integral garage. To the first floor there are a further three bedrooms, a TV room, WC and a further dressing room, which is accessed through one of the bedrooms (could be combined to make a larger bedroom). Externally, the property has very pleasant gardens to the front, side and rear and the generous driveway to the front provides ample off road parking. The property has the added benefit of NO ONWARD CHAIN and we urge an early viewing to avoid disappointment.

- A spacious five bedroom family home with fantastic flexible accommodation over two floors
- Located in a very sought after area
- Spacious 20ft living/dining room
- Separate shower room and bathroom to ground floor plus first floor wc
- Useful utility room and integral garage with electric 'roller style' garage door
- Good sized plot with garden to the front/sides and rear of the property
- Large driveway providing generous off road parking
- NO ONWARD CHAIN

£289,950

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ENTRANCE VESTIBULE

Double glazed Upvc sliding door to side elevation, tiled floor.

ENTRANCE HALL

Wooden door with oval inset glazed window, two storage cupboards (both part shelved, one with a hanging rail, one housing gas central heating boiler), radiator, laminate flooring, telephone point.



LIVING/DINING ROOM

20'3" narrowing to 12'2" x 17'7" narrowing to 10'0" (6.19m narrowing to 3.73m x 5.37m narrowing to 3.05m)

Upvc double glazed windows to front and side elevation, radiators.



KITCHEN

12'3" x 7'7" (3.74m x 2.31m)

Range of fitted units to base and eye level, stainless steel sink unit with drainer, four ring 'Neff' gas hob, integrated 'Neff' electric fan oven, tiled splash backs, double glazed window and door to side elevation, radiator, space for free standing fridge/freezer.



BATHROOM

Three piece white suite comprising of panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled splash backs, radiator, double glazed window to side elevation.

STUDY/BEDROOM

14'3" narrowing to 9'6" x 11'9" narrowing to 4'5" (4.35m narrowing to 2.91m x 3.59m narrowing to 1.36m)

Upvc double glazed window to rear elevation, Upvc double glazed sliding patio doors to side elevation, radiator.

BEDROOM ONE

14'4" narrowing to 8'10" x 11'9" maximum (4.37m narrowing to 2.69m x 3.60m maximum)

Built in wardrobe, radiator, Upvc double glazed window to rear elevation, door leading to utility room and in turn into the garage.



UTILITY

9'2" x 4'7" (2.80m x 1.39m)

Window to rear elevation, plumbing for washing machine, space for dryer.

GARAGE

15'2" x 9'7" (4.62m x 2.94m)

Electric garage door roller style, light.

INNER HALLWAY

Radiator, stairs to first floor.

SHOWER ROOM

Shower enclosure with 'Tritron' electric shower, pedestal wash hand basin, low level WC, tiled splash backs, radiator, under stairs storage cupboard, Upvc double glazed window to front elevation.

FIRST FLOOR

LANDING

BEDROOM

10'4" maximum x 9'6" reducing to 6'3" (3.15m maximum x 2.90m reducing to 1.91m)

Upvc double glazed window to rear elevation, radiator, eaves storage.

TV ROOM

12'1" x 9'11" (3.70m x 3.03m)

Upvc double glazed window to rear elevation, radiator, eaves storage.



WC

Low level WC, pedestal wash hand basin, part tiled walls, Upvc double glazed window to rear elevation.

BEDROOM

9'11" narrowing to 7'3" x 9'7" maximum (3.03m narrowing to 2.22m x 2.94m maximum)

Upvc double glazed window to rear elevation, eaves storage, radiator.

BEDROOM

20'8" maximum x 9'1" maximum (6.30m maximum x 2.78m maximum)

Velux style window, radiator, built in wardrobe, eaves storage, access to further room.



DRESSING ROOM

11'4" x 9'1" (3.46m x 2.77m)

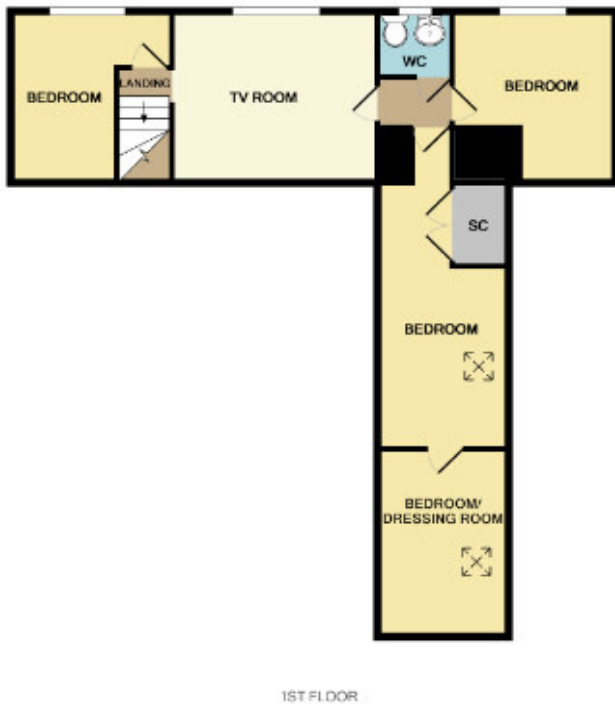
This room could be combined with the adjoining bedroom and has a Velux style window and radiator.

OUTSIDE

To the front of the property is a paved driveway providing off road parking for a number of vehicles and with access to the garage. The front garden area is laid to lawn with mature borders, rockery and a stepped pathway to the entrance. To either side of the property is access to rear garden, one side having a shed and the other having access to the kitchen via raised steps. There is a paved patio area, gravel area and an outside water tap. To the rear of the property is a garden area, with an area laid to lawn, mature borders, garden shed and wall/fenced perimeter.



FLOORPLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximations and no responsibility is taken for any error, omissions 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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ENERGY RATING

Band C.

DIRECTIONS

From this office turn left at the junction opposite the railway station. Turn left again at the lights by the railway bridge onto the Silk Road. At Tesco roundabout turn right. Go across the lights onto Hurdsfield Road and continue past the church on the right hand side. Continue up into Higher Hurdsfield and take the third right (after church) into Roewood Lane where the property can be found on the left hand side.

VIEWINGS

Strictly by appointment through the sole agents on **01625 430044**.

NOTE

The agent has not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for their purpose. Neither had the agent checked the freehold/leasehold status of the property. The agent would also point out that the majority of photographs used on their sales particulars and window displays are taken with non-standard lens. Whittaker & Biggs for themselves and for the vendors or lessors of this property, whose agents they are, do give notice that the particulars are produced in good faith, 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 has any authority to make or give any representation or warranty whatever in relation to this property.

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