



Harrington Drive, Gawsworth, Macclesfield, SK11 9RD.
£495,000

Whittaker & Biggs Est. 1930

3 Harrington Drive, Gawsworth

A spacious four bedroom detached family residence with huge potential, which is located on one of the most sought-after roads within the semi-rural village of Gawsworth. The property has been a cherished family home for the last 50 years or so and has now come to that point in time where a refurbishment program is required. This, however, will allow the incoming purchaser to put their own stamp on the property and make it a home, which is bespoke to their taste and requirements. The accommodation is well-proportioned and briefly comprises; entrance hall, ground floor wc/cloak room, a fantastic sized living room, sitting room/dining room, breakfast room, kitchen and a handy utility room. To the first floor there are four bedrooms and a family bathroom. Many properties in the area have created additional first floor space by extending over the large garage and this could therefore be an option here too (subject to regulations and professional advice regarding the foundations etc.). Externally, the property enjoys a good sized garden, which is very well screened with mature hedging and shrubbery. Off road parking is also well-catered for with a double width driveway and within the huge ft garage. The location affords quick and easy access to the popular village primary school, Gawsworth Hall and the Gawsworth Hub, which is a much loved community shop and cafe. There is no onward chain involved with the sale of this property - viewing highly recommended.



ACCOMMODATION

Entrance Hall 10' 7" x 8' 0" (3.22m x 2.45m)

Ground Floor W.C. 9' 5" x 4' 7" into stairs (2.87m x 1.4m)

Double glazed window to the side elevation, vanity sink unit, W.C. radiator, coat hanging space.

Lounge 19' 4" x 10' 10" (5.9m x 3.31m)

Double glazed windows to the front and side elevation, living flame gas fire, marble effect hearth and side with wooden mantle over, two radiators.

Sitting Room/Dining Room 14' 10" x 11' 5" (4.51m x 3.48m)

Large double glazed window to the rear elevation, double glazed French door, TV point, radiator.

Breakfast Room 8' 4" x 7' 10" (2.55m x 2.4m)

Double glazed window to the front elevation, built in cupboard, radiator, sliding door through to kitchen.

Kitchen 9' 10" x 8' 10" (3.0m x 2.7m)

Double glazed window to the rear elevation, fitted kitchen units to base and eye level, tiled splash backs, stainless steel sink unit with drainer, gas cooker point, radiator, built in larder cupboard.

Utility Room 9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to the rear elevation, glazed door to side, stainless steel sink unit with drainer, plumbing for washing machine, fitted kitchen units to base level, part tiled walls.

Garage 17' 4" x 16' 4" (5.29m x 4.98m)

Remote control roller shutter door, gas central heating boiler, window to the rear elevation, courtesy door through to utility room.

Landing

Double glazed window to the front elevation, built-in storage cupboard, loft hatch, shelved airing cupboard.

Bedroom One 14' 2" x 11' 2" (4.31m x 3.41m)

Double glazed window to the rear elevation, radiator.

Bedroom Two 11' 1" x 10' 3" (3.37m x 3.13m)

Wash basin. Double glazed window to the rear elevation, radiator.

Bedroom Three 11' 1" x 7' 10" (3.37m x 2.4m)

Double glazed window to the front elevation, radiator.

Bedroom Four 10' 2" x 8' 1" (3.11m x 2.46m)

Double glazed window to the rear elevation, radiator.

Bathroom 8' 0" x 7' 11" (2.43m x 2.41m)

Coloured suite comprising of a cast iron bath with electric shower over, concealed cistern WC, inset sink, electric towel radiator, electric shaver point, radiator, tiled walls, two windows to the side elevation.

Outside

To the front of the property is a block-paved driveway and path. There is a good sized lawned area to the front/side, which is well-screened by mature trees and shrubbery. To the rear is a block-paved patio area, raised planters, a small lawn and a pathway to the side with a gate.

Note:

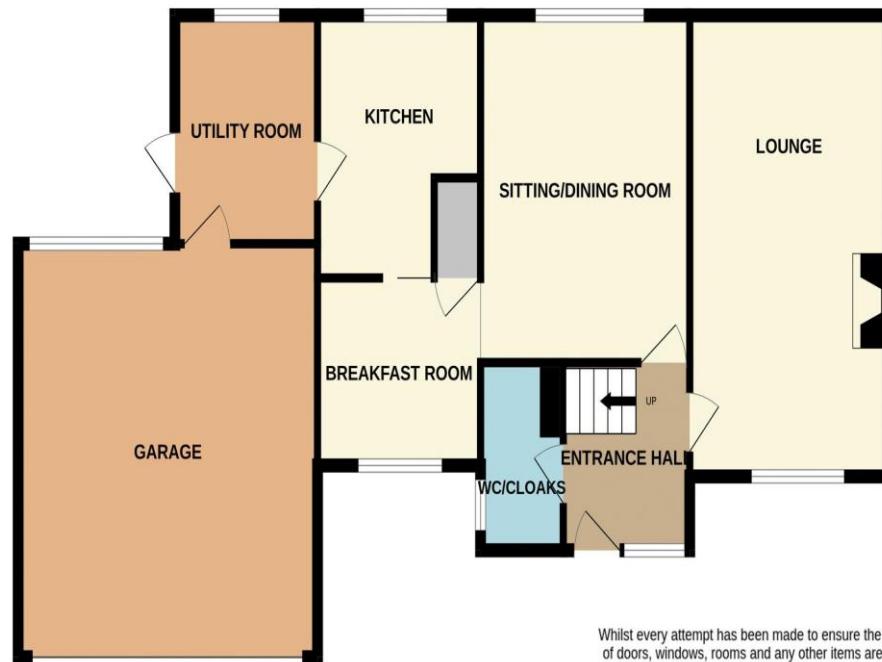
Council Tax Band: F

EPC Rating: D

Tenure: believed to be Leasehold



GROUND FLOOR



1ST FLOOR



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 opposite the railway station onto Sunderland Street. Proceed through the traffic lights onto Park Street and straight across the mini roundabout into Park Lane. Continue along this road at the junction with the Flower Pot Public House and turn left onto Congleton Road. Follow this road for around two miles, turning left at the crossroads into Church Lane and then right into Harrington Drive.

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.

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