



Park Brook Road, Macclesfield, SK11 8QH.  
£325,000

Whittaker & Biggs Est. 1930

## 6 Park Brook Road, Macclesfield

For sale with no onward chain. This traditional three bedroom semi detached home benefits from a rear extension (increasing the size of both the living room and kitchen), a conservatory extension and a porch extension - the result of all these additions is a great sized home, which would be just perfect for family occupation. Added to this, there is also a lovely sized rear garden with a long lawn and patio area. The property is warmed by gas central heating and has double glazing. In brief the accommodation comprises; entrance porch with composite front door, spacious entrance hallway, a 22ft living room, separate dining room, a 19ft fitted kitchen, landing, two double bedrooms, a single bedroom and a contemporary shower room. As mentioned, the garden is a great size being almost 60ft in length and it enjoys a good degree of privacy to the rear. There is a further garden area to the front and a long paved driveway. Viewing is highly recommended.



## ACCOMMODATION

### Entrance Porch

Double glazed window, composite front door, tiled floor, coat hanging space.

### Entrance Hall 13' 8" x 6' 1" (4.16m x 1.85m)

Double glazed window to the side elevation, meter cupboard, under stairs storage cupboard, stripped wooden floor, radiator.

### Living Room 22' 6" x 11' 7" reducing to 10' 9" (6.86m x 3.53m reducing to 3.27m)

Open fire with ornate cast iron fire surround, wooden mantle over and marble hearth.

### Dining Room 12' 0" x 11' 10" into bay (3.66m x 3.61m)

Double glazed bay window, radiator, ornate cast iron fireplace with fitted inset, wooden mantle over and tiled hearth.

### Conservatory 12' 3" x 9' 7" (3.74m x 2.92m)

Double glazed windows and door, radiator, laminate flooring.

### Kitchen 19' 3" x 6' 5" (5.86m x 1.95m)

Fitted kitchen with units to base and eye level, large sink unit with drainer and mixer tap, gas hob, electric oven, plumbing for washing machine, space for dryer, integral fridge freezer, part tiled walls. radiator, laminate floor, double glazed windows to the rear and side elevation, double glazed door to the side.

### Landing

Double glazed window to the side elevation.

### Bedroom One 12' 8" x 11' 7" maximum (3.86m x 3.54m)

Double glazed window to the rear elevation, radiator.

### Bedroom Two 12' 7" x 11' 3" into wardrobes (3.84m x 3.42m)

Double glazed bay window to the front, fitted wardrobes with sliding doors, radiator.

### Bedroom Three 6' 10" x 6' 11" (2.09m x 2.11m)

Double glazed window to the front elevation, radiator.

### Shower Room 8' 7" x 6' 6" (2.61m x 1.97m)

Corner shower enclosure with mixer shower, vanity sink unit with storage under, electric shaver point, push button w.c. ladder radiator, double glazed obscured glass to the rear.

### Outside

To the rear of the property is a fenced garden area with patio and a good sized lawn. The garden is approximately 60ft in length and has raised flower beds and a good sized shed. There is also gated access and an outside water tap. To the front of the property is a flagged driveway, further lawn, stone walling and new fencing to the side.

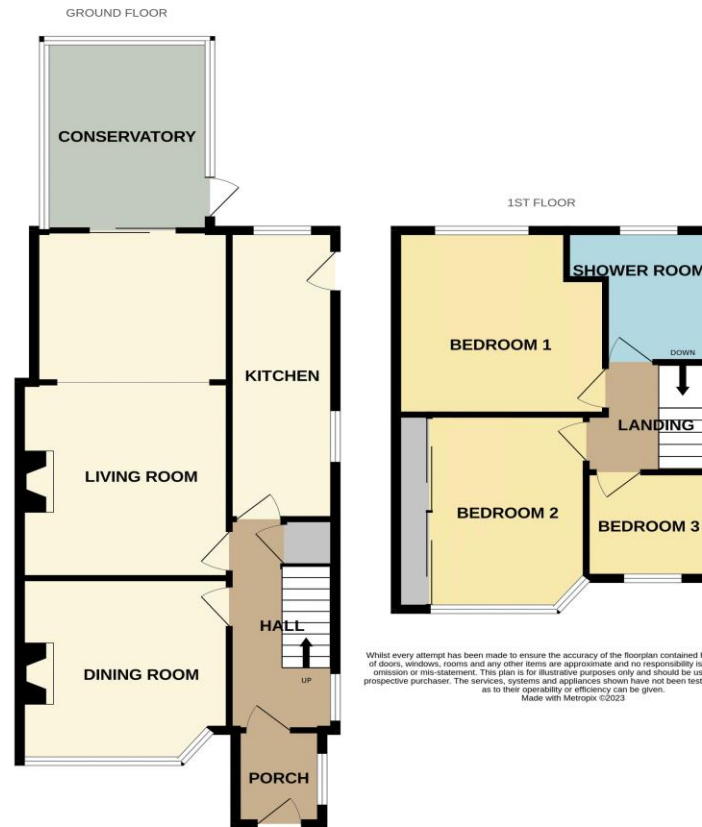
Note:

Council Tax Band: D

EPC Rating: tbc

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

From our office proceed out of Macclesfield along Chester Road. At the roundabout turn left onto Ivy Road and left again onto Clifford Road. Next, turn right onto Park Brook Road where the property can be found on the right.

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