



South View Avenue, Gawsorth, Macclesfield, SK11 9RZ.
£725,000

Whittaker & Biggs Est. 1930

8 South View Avenue, Gawsworth

This individually designed four bedroom, three bathroom family home is located on one of the most sought after roads in Gawsworth and enjoys a splendid aspect to the front over an open field, which is jointly owned by the residents of South View Avenue. The property is nestled upon a delightful and sizeable garden plot - the rear garden enjoying an excellent degree of privacy and adjoining open agricultural land. There is a large 19ft x 16ft double garage with remote control door, which offers plenty of scope for development into further accommodation (subject to building regs.) and, given the size of the plot, there is plenty of space for another garage or extension (subject to planning permission). One of the most noteworthy aspects of this bespoke home is the stunning 19ft first floor lounge, around which the whole property has been designed and which gives access out onto the front balcony - the perfect vantage point to enjoy the view and the setting sun. The property is arranged over four individual levels and in brief the accommodation comprises; entrance hallway with stairs down to the integral double garage and up to the mezzanine level lounge, ground floor wc, dining room and a breakfast kitchen with adjoining laundry room. There is also a good sized double bedroom with an en-suite at ground floor level. Three further double bedrooms are located on the first floor - the master bedroom also having an en-suite. At this level, there is also a family bathroom. Outside, as mentioned, the property sits on a large garden with extensive lawns to the front and rear and a large driveway leads to the parking area and double garage. This is a very rare opportunity indeed to purchase a property of this calibre and a prompt viewing is, therefore, highly recommended. No onward chain.



ACCOMMODATION

Open Porch

Open porch with tiled floor, canopy roof and courtesy light.

Hall

Stairs to both upper and lower levels, radiator

Ground Floor W.C.

Double glazed window to the front elevation, push button W.C. pedestal wash basin, radiator, hanging space for coats

Bedroom Two 15' 6" x 10' 0" (4.72m x 3.06m)

Double glazed bow window, fitted wardrobes with matching freestanding drawers and dressing table, radiator.

En-Suite 11' 10" x 4' 11" (3.6m x 1.5m)

Four piece suite comprising; Panel bath with electric shower over, pedestal wash basin, w.c., bidet, electric shaver point, part tiled walls.

Dining Room 13' 11" x 11' 8" (4.25m x 3.55m)

Shelved cupboard, radiator, T.V. point, French door to the rear elevation.

Dining Kitchen 15' 3" x 10' 3" (4.66m x 3.13m)

Fitted kitchen units to base and eye level including glazed display units, double bowl stainless steel sink unit with mixer tap and drainer, gas cooker point, radiator, two double glazed windows to the rear elevation.

Laundry Room 8' 5" into cupboards x 7' 0" (2.56m x 2.14m)

Built in storage cupboards with sliding doors and overhead cupboards, plumbing for washing machine and dishwasher, double glazed door and window to the rear elevation, tiled floor.

Mezzanine Level Landing

Glazed doors to Lounge

Lounge 19' 5" x 15' 7" (5.91m x 4.74m)

Large double glazed picture windows and French door leading to a balcony with views, double glazed window to the side elevation, four wall light points, T.V. point, two radiators.

First Floor

Galleried landing with wrought iron balustrade, double glazed window to the front elevation, loft hatch

Bedroom One 15' 4" into wardrobes x 10' 4" (4.68m x 3.16m)

Double glazed window to the rear elevation, built in wardrobes, storage cupboard with hanging rail and access into boarded eaves storage with light. Airing cupboard.

En-suite 8' 5" x 7' 0" (2.57m x 2.13m)

Double glazed window to the rear elevation, shower enclosure with mixer shower, bidet, pedestal wash basin, push button W.C. Radiator, part tiled walls.

Bedroom Three 12' 2" x 9' 3" increasing to 11' 3" (3.72m x 2.81m)

Double glazed window to the rear elevation, radiator, built in wardrobe.

Bedroom Four 12' 2" x 9' 3" (3.71m x 2.82m)

Double glazed window to the front elevation, built in wardrobe, radiator.

Bathroom 9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed window, coloured suite comprising of a panelled bath with mixer shower, pedestal wash basin, W.C. part tiled walls

Lower Ground Floor

Stairs leading down to garage.

Garage 19' 7" x 15' 9" (5.96m x 4.79m)

Large up and over remote controlled garage door, window to the side, light and power, gas central heating boiler.

Outside

To the rear of the property is a large lawn and a good sized paved patio area, including a lovely private, shady area. Mature trees and tall hedging provide excellent privacy. There is also a good sized garden shed to the side of the property and access from front to back can be gained on each side. To the front is a further extensive rolling lawn and ample off-road parking is provided upon the long driveway/parking area. A paved pathway leads to the front door and connects with the patio to the rear.

EPC Rating: E

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.

Directions

From this office turn right at the junction opposite the railway station. Go across the lights. Go across the next set of lights into Park Street. Go across the roundabout into Park Lane. Turn left at the traffic lights at the Flower Pot Public house into Congleton Road. Follow this road to the Gawsworth crossroads turning right into Dark Lane. Take the first turning on the right into South View Avenue.

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