



Park Brook Road, Macclesfield, SK11 8QH.  
£275,000

Whittaker & Biggs Est. 1930



## 3 Park Brook Road, Macclesfield

FOR SALE WITH NO ONWARD CHAIN. This traditional three bedroom semi is located in a sought-after area close to popular local schools and it benefits from a beautiful garden which is approximately 70ft long. The kitchen and shower room are both well-presented and there is also the benefit of a large attached garage, which offers huge scope for conversion (subject to approvals). In brief the accommodation, which has double glazing and gas central heating, comprises; entrance hall, 22ft living room/dining room, kitchen with granite worktops and integral appliances, 21ft attached garage, landing, three bedrooms and a shower room/WC. As previously mentioned, the lawned garden is a delightful feature being a great size and enjoying an excellent degree of privacy to the rear. To the front a driveway provides off road parking and there is a further lawned garden. This is a great all-round home and a prompt viewing is suggested to avoid disappointment.





## ACCOMMODATION

### Entrance Hall 14' 0" x 5' 11" (4.27m x 1.8m)

Double glazed window, Upvc front door, telephone point.

### Living Room/Dining Room 22' 4" x 11' 6" maximum (6.8m x 3.5m)

Double glazed bay window with window seat, two radiators, range of bespoke fitted storage/display units with shelving and built-in lighting, living flame effect gas fire, slate hearth, double glazed window to the rear.

### Kitchen 7' 11" x 6' 7" (2.41m x 2.00m)

Fitted kitchen units to base and eye level, granite worktops and upstands, built in microwave, inset stainless steel sink unit with mixer tap and grooved drainer, tiled splash backs, integral hob and electric oven, extractor fan, integral slim-line dish washer, tiled floor, ladder radiator, under stairs storage cupboard with shelving, double glazed window, upvc door to garage.

### Garage 21' 1" maximum x 9' 3" (6.42m x 2.82m)

Double wooden doors to front, window to rear, Vaillant gas central heating boiler, light and power.

### Landing

Double glazed window to the side elevation, loft hatch.

### Bedroom One 11' 7" x 10' 7" (3.52m x 3.23m)

Double glazed bay window with built-in dressing table incorporating a fold away mirror and storage cupboards, built-in wardrobes, built in drawer units and overhead storage cupboards, part wooden clad walls, part brick walls, radiator.

### Bedroom Two 10' 10" into fitted furniture x 9' 10" (3.31m x 3m)

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

### Bedroom Three 6' 7" x 5' 11" (2.00m x 1.8m)

Double glazed window to the front elevation, fitted shelving unit with fold out desk, fitted shelving with sliding doors, radiator.

### Shower Room 6' 8" x 5' 8" (2.02m x 1.73m)

Shower enclosure with mixer shower, vanity sink/push button w.c. unit, ladder radiator, tiled walls, built in storage cupboard with shelving, fitted mirror with light, double glazed window to the rear elevation.

### Outside

To the rear of the property is a garden with long lawn, which is part fenced and part hedged. There is a good deal of privacy provided to the rear by mature trees and shrubbery. The length of the garden is approaching 70ft. To the front is a further lawned garden and a driveway, leading to the garage.

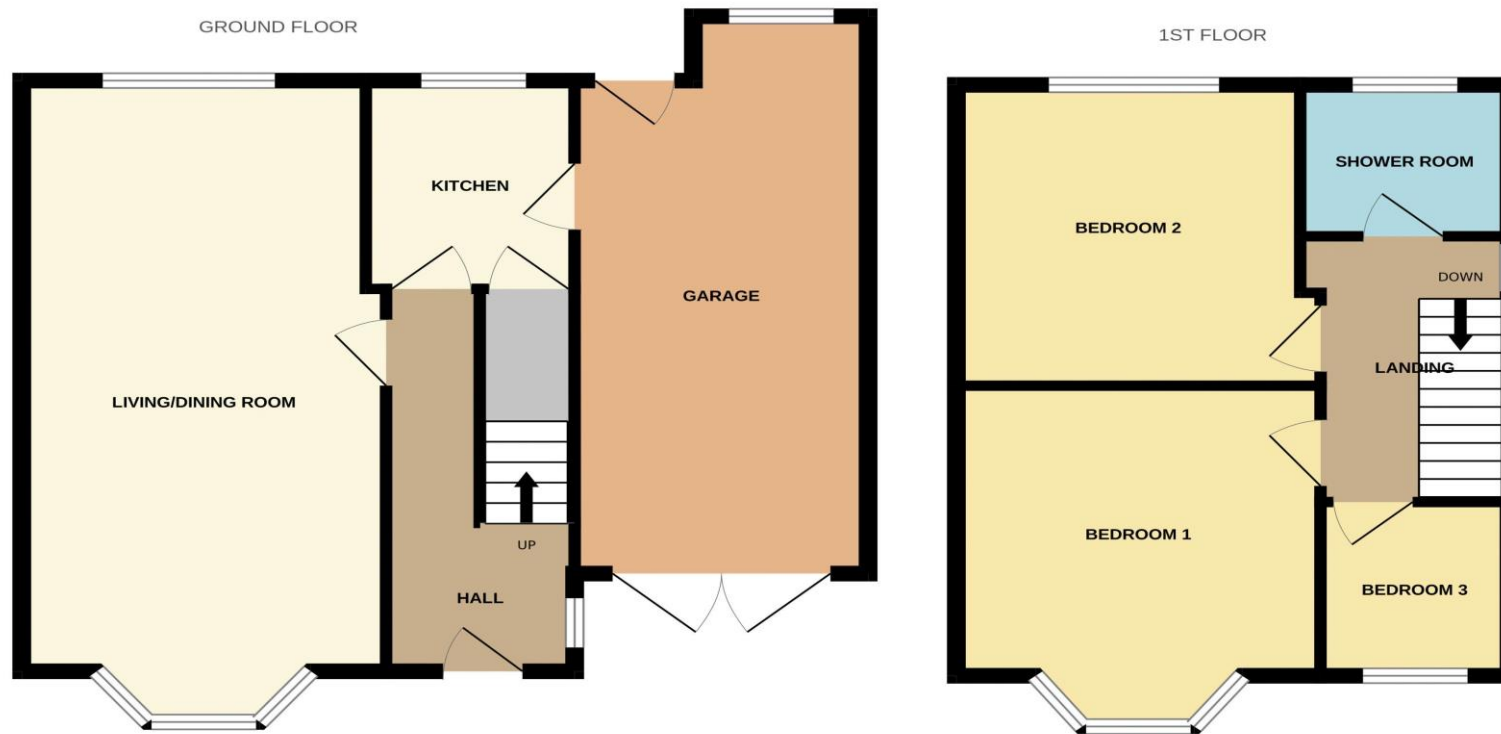
Note:

Council Tax Band: C

EPC Rating: D

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 going past the fire station. At the roundabout turn left onto Ivy Road then onto Clifford Road. Next, turn right onto Park Brook Road where the property can be found on the left.

**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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