



Pine Close, Macclesfield, SK10 1QE.
£350,000

Whittaker & Biggs Est. 1930

6 Pine Close, Macclesfield

This spacious and extended four bedroom, two bathroom home is located in a great spot, just a short distance from the picturesque Swans Pool and the canal and yet it is still handy for the town centre and the station. The pristine presentation of this fantastic family home will appeal to those buyers looking for a property they can move into with minimal fuss. There is also a stunning, landscaped rear garden, plenty of parking and a large 23ft garage. The accommodation, which benefits from a rear single storey extension and a two storey side extension, briefly comprises; entrance porch, hallway, large 19ft living room, dining room, 17ft kitchen, landing, four bedrooms (the principal bedroom having a good sized en-suite shower room/WC) and a family bathroom. A section of the garage has been partitioned off to create a space for the washing machine, dryer and an extra freezer. The property has double glazing and is warmed by a Vaillant gas central heating system. As mentioned, the rear garden is a delightful feature and benefits from a good amount of hard landscaping, having a lower patio area and a good sized upper lawn with well-stocked beds. There is also a useful gated storage area with two sheds. To the front there are two attractive driveways - one leading up to the garage and a further double-width area to the side. Pine Close is a tucked away cul-de-sac located in the Higher Fence area of Macclesfield and given its popularity a prompt viewing is highly recommended.



ACCOMMODATION

Entrance Porch

Composite double glazed door. Double glazed windows. Laminate flooring.

Entrance Hall 11' 1" x 5' 10" (3.38m x 1.79m)

Composite double glazed door and side window. Engineered oak flooring with underfloor heating. Under-stairs storage cupboard.

Living Room 19' 3" x 11' 3" reduces to 9' 9" (5.86m x 3.43m reduces to 2.96m)

Double glazed window. Engineered oak flooring with underfloor heating. Brick fireplace with oak mantle over and tiled hearth. Part glazed door.

Dining Room 11' 9" x 8' 8" (3.59m x 2.65m)

Double glazed patio doors and windows. Tiled floor with underfloor heating. Built-in storage cupboard.

Kitchen 17' 6" x 7' 3" (5.34m x 2.20m)

Good range of units to base and eye level with tiled splash backs and under lighting. Bosch gas hob with stainless steel extractor over. Double electric oven. Stainless steel sink unit with mixer tap. Plumbing for dishwasher. Double glazed window to side and rear. Space and plumbing for an American fridge freezer. Velux window. Glass display units.

Landing

Split level landing. Radiator. Velux window. Shelved cupboard. Further cupboard and shelving unit.

Bedroom One 12' 0" x 10' 0" (3.65m x 3.06m)

Double glazed window to rear. Radiator.

En-suite 8' 7" x 6' 9" (2.62m x 2.06m)

Shower enclosure with mixer shower and shower boarding to walls. Pedestal wash basin. W.C. Fitted base and eye level cupboards. Radiator. Double glazed window. Electric shaver point.

Bedroom Two 10' 0" x 10' 0" (3.06m x 3.06m)

Double glazed window to front. Radiator.

Bedroom Three 10' 7" x 7' 1" (3.22m x 2.17m)

Double glazed window to front. Radiator.

Bedroom Four 8' 6" x 7' 2" (2.60m x 2.18m)

Double glazed window to rear. Radiator.

Bathroom 7' 6" x 6' 1" (2.28m x 1.85m)

White suite comprising panel bath with electric shower over, pedestal wash basin and W.C. Radiator. Double glazed window to front. Electric shaver point.

Outside

To the rear there is a walled patio area with India stone paving and steps leading up to the lawn. At the top of the steps there is a gate and wrought iron railings. The well-maintained lawn has a beautifully well-stocked raised bed to rear and there are mature trees. There is a further fenced area, which is ideal for storage/composting etc. and has two storage sheds. There is also an outside water tap and direct access into the rear of the garage. To the front there is a tarmac driveway leading to the garage and a further double width driveway.

Garage 23' 3" x 7' 5" (7.09m x 2.26m)

Up and over door with double glazed window over. Light and power. Partitioned off area with plumbing for washing machine, space for dryer and chest freezer. Vaillant central heating boiler with high-pressure hot water cylinder. Double glazed window and door to rear.

Note:

Council Tax Band: C

EPC Rating: C

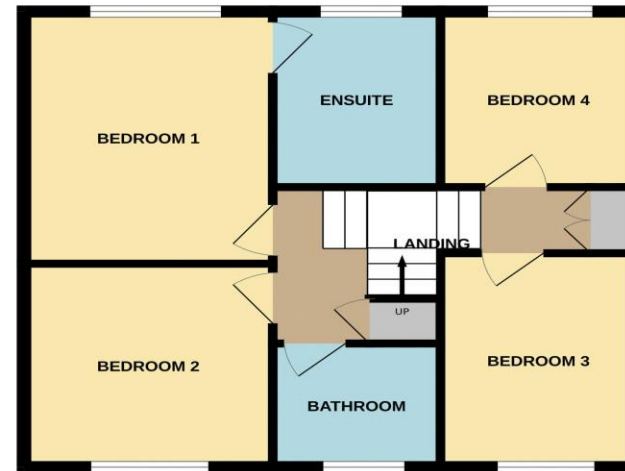
Tenure: Believed to be Freehold



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 our office turn left opposite the train station and left again at the traffic lights onto the Silk Road. At the roundabout, turn right and proceed through the traffic lights onto Hurdsfield Road. After passing the church on the right, take the next turning on the right into Higher Fencer Avenue. Then turn left onto Pine Road and left again onto Pine Close.

I/We confirm the above details are correct and authorise them to be used for the marketing of the said property and will ensure that should any of these details change I/We will inform you immediately.

Signed _____

Dated _____

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