



Arlington Drive, Macclesfield, SK11 8QL.
£350,000

Whittaker & Biggs Est. 1930

52 Arlington Drive, Macclesfield

This highly attractive semi-detached home has the benefit of an extension to both the side and rear, which has significantly increased both the size and the versatility of the accommodation. The side extension is currently used as a handy laundry/utility space but could also make an ideal home office, playroom or even an occasional guest bedroom. The rear extension has created a further sitting room area with patio doors and, the kitchen, being enhanced by both extensions, is now a fantastic size with enough space for a breakfast table. The property sits on a generous plot offering ample parking provision to the front and a well-screened, south-facing rear garden with a large patio and lawn. In brief the full accommodation comprises; entrance hallway, ground floor WC, living room, dining room/sitting room, laundry/office/playroom, breakfast kitchen, landing, three bedrooms and a modern bathroom. The property has the benefit of both double glazing and gas central heating. As mentioned, the garden is a great size for most family's needs - it is fully enclosed and not overlooked at all from the rear. The stylish, block-paved driveway looks well and there is also a handy bike store to the front. Arlington Drive proves to be a popular destination for buyers, as it enjoys a tucked-away, no-through-road, has proximity to local primary/secondary schools and a local convenience store and, would be considered by most, as a walkable distance into the town centre of Macclesfield. Viewing is highly recommended.



ACCOMMODATION

Entrance Hall 14' 2" x 5' 11" into stairs (4.33m x 1.81m)

Feature front door and windows with stripped wood architraving around, stripped wooden internal doors and woodwork, bamboo flooring, radiator.

Ground Floor WC

Push button WC, corner sink unit, fitted cupboard, display recess.

Dining Room/sitting Room 19' 2" x 10' 10" reducing to 10'2" (5.85m x 3.31m reducing to 3.09m)

Velux window, double glazed French doors and windows, bamboo flooring, radiator.

Living Room 11' 5" into half bay window x 10' 10" (3.48m x 3.30m)

Double glazed half bay window to the front elevation, bamboo flooring, picture rail, radiator.

Laundry Room/ Office/Guest Bedroom 15' 1" x 5' 11" (4.6m x 1.81m)

Double glazed window, laminate flooring, radiator, plumbing for washing machine, shelving, fixed cupboard/shelving unit.

Breakfast Kitchen 14' 6" maximum measurement x 12' 0" (4.43m x 3.67m)

Fitted kitchen units to base and eye level with under-lighting, integral hob with stainless steel extractor oven, AEG double electric oven, plumbing for dishwasher, stainless steel sink unit, cupboard housing Baxi combination central heating boiler, tiled floor, space for side by side fridge/freezer, double glazed window to the rear and double glazed door.

Landing 7' 8" x 5' 11" including stairs (2.33m x 1.8m)

Feature original stained glass window encapsulated within a double glazed unit, spindled balustrade, stripped wooden doors, engineered oak floor, loft hatch to part boarded loft with light and pull-down ladder.

Bedroom One 12' 4" x 10' 11" into wardrobes (3.75m x 3.32m)

Double glazed window to the rear elevation, recently installed Sharps fitted wardrobes with hanging/shelving space and soft-close doors, matching free-standing bedside cabinets, engineered oak floor.

Bedroom Two 11' 9" into half bay x 10' 10" (3.59m x 3.31m)

Double glazed half bay window to the front elevation, radiator, picture rail, engineered oak floor.

Bedroom Three 6' 11" maximum into recess x 5' 11" (2.1m x 1.81m)

Double glazed window to the front elevation, engineered oak floor, radiator.

Bathroom 7' 9" x 5' 11" (2.35m x 1.81m)

Double glazed window to the side and rear elevation, contemporary bathroom suite comprising of a shower bath with side screen and dual headed mixer shower, vanity sink unit with storage/push button WC, ladder towel radiator, vinyl tiled floor, part tiled walls, extractor fan.

Outside

To the front of the property is a block-paved driveway, a bike store, a power point and a courtesy light. To the rear of the house is a pleasant, sunny garden, being around 55ft long, with a good-sized Indian Stone patio and lawn. The garden is enclosed by fencing/hedging and good deal of privacy is provided to the rear. The garden backs onto the playing fields of St John's primary school. There is security lighting, an outside power point and an outside water tap.

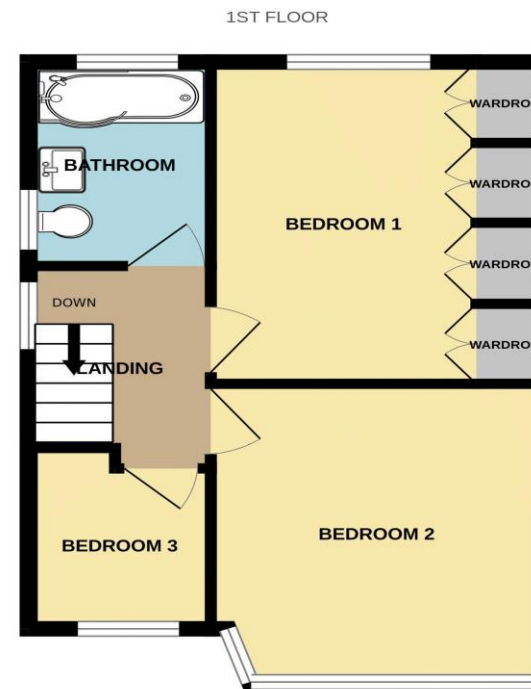
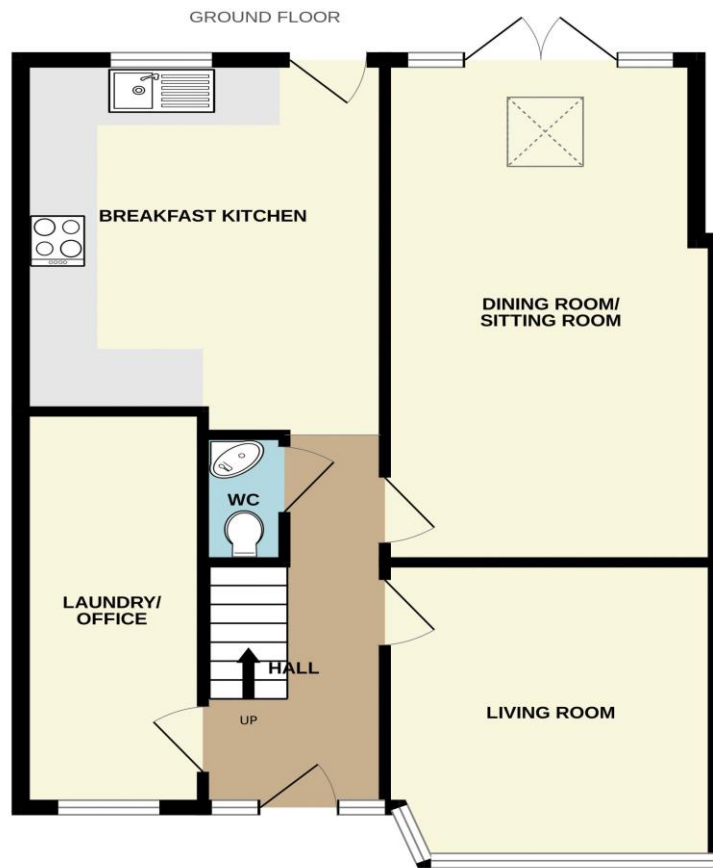
Note:

Council Tax Band: C

EPC Rating: C

Tenure: 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

Proceed out of Macclesfield along Chester Road heading in the direction of Broken Cross. Go past the Fire Station and over the roundabout. At the next roundabout turn left onto Ivy Road and take the second left into Palmerston Road. Arlington Drive is the first on the right.

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