



Collingwood Close, Macclesfield, SK10 3BA.  
£224,950

Whittaker  
& Biggs  
Est. 1930

## 20 Collingwood Close, Macclesfield

This end of mews, three bedroom family home is located towards the head of a cul-de-sac in a popular and convenient area of Macclesfield being close to local amenities, well-regarded schools and, not too far out of town. The Bollin Valley is also just a few minutes walk away. The accommodation is well-balanced having a spacious entrance hall with lots of storage, a 19ft living room, a fitted kitchen and a useful office. All three bedrooms are well-proportioned (all with fitted/built-in furniture) and the attractive family bathroom is large enough to accommodate a bath tub and a separate shower enclosure. Externally, the property continues to impress with a good sized rear and side garden area. Off road parking is also well-catered for within the 17ft garage and driveway found to the front, which offers scope to install an EV charging point. This is a great size family home to find at this price point - the property offers a similar amount of space and features more often found in a much more expensive traditional semi-detached home. A garage at this price level is also very rare find! The space around the property could provide scope for an extension to either the side/rear (subject to planning permission). As well as a first time purchase, It could also make an ideal buy to let. No chain. Viewing highly recommended.



## ACCOMMODATION

### Entrance Hall

Cloaks cupboard. Under stairs storage cupboard. Laminate flooring.

### Office 6' 1" x 5' 8" (1.86m x 1.72m)

Double glazed window. Fitted desk top. Shelving.

### Living/Dining Room 19' 2" x 12' 0" (5.84m x 3.66m)

A great sized room! Double glazed window to rear. Double glazed patio doors and windows to side elevation. Two radiators. Decorative fireplace.

### Kitchen 11' 10" x 8' 5" reducing to 7'2" into cupboards (3.60m x 2.57m reducing to 2.19m into cupboards)

Fitted kitchen units to base and eye level. Plumbing for washing machine and dishwasher. Gas cooker point. Extractor hood. Stainless steel sink unit with mixer tap. Inset storage cupboards. Radiator. Gas central heating boiler. Double glazed window to front.

### Landing

Half landing. Landing with Radiator.

### Bedroom One 12' 1" x 10' 11" into wardrobes (3.69m x 3.34m)

Double glazed window to side. Radiator. Fitted wardrobes.

### Bedroom Two 12' 1" x 8' 5" into wardrobe (3.68m x 2.57m)

Double glazed window to rear. Built-in wardrobes. Radiator.

### Bedroom Three 12' 0" x 8' 5" max into wardrobes reducing to 5'3" (3.65m x 2.57m max into wardrobes reducing to 1.61m)

Double glazed window to front. Built-in wardrobes. Radiator.

### Bathroom 10' 4" x 5' 7" (3.15m x 1.71m)

Paneled bath with mixer tap/shower attachment. Shower cubicle with electric shower over. Pedestal wash basin. Push button WC Tiled walls. Radiator. Two double glazed windows to front.

### Garage 17' 4" x 8' 11" (5.29m x 2.71m)

Up and over door to front. Courtesy door to side. Light and power point.

### Outside

Paved and fenced area to side. Private rear garden with lawn, fencing and paved area. Driveway to the front of the garage, steps up to the front door and paved front area.

Note:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold





### Directions

From our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the large roundabout turn left into Hibel Road. Proceed through the traffic lights and bear right at the first roundabout. At the 'Sainsbury's roundabout turn right into Westminster Road. Proceed along this road and turn right into Abbey Road, go past the school and turn left on to Wetherall Road and left again onto Collingwood Close.

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