

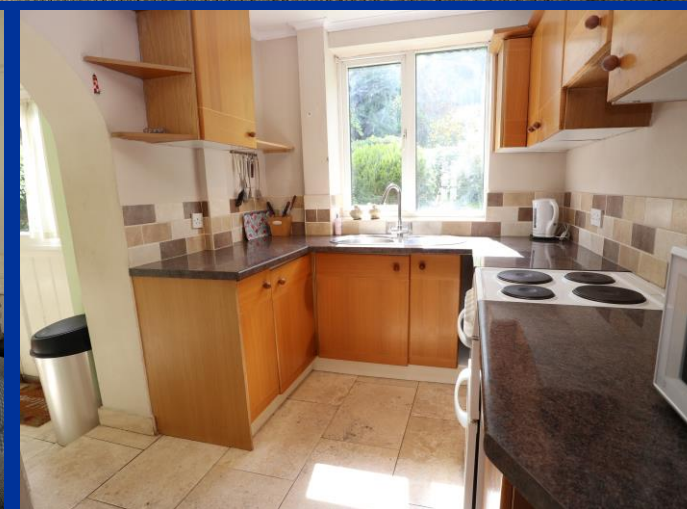


Westbrook Drive, Macclesfield, SK10 3AQ.
£295,000

Whittaker & Biggs Est. 1930

35 Westbrook Drive, Macclesfield

This handsome bay fronted 1930s semi benefits from an elevated position and is located along a most popular road, which is handy for local shopping facilities and for the town centre. To the rear there is a very private garden and an intriguing stone fronted air-raid shelter. The accommodation has double glazed windows and is warmed by gas central heating combination boiler. In brief the property comprises; entrance hall, living room, dining room and kitchen. The rear section of the garage has been partitioned off and is used as a morning room area. The larger remaining storage garage has been fitted with a handy ground floor WC. To the first floor there is a landing, two double bedrooms, a single bedroom and a good sized wet room style shower room/WC. The garden has a lower and upper lawn areas and, as mentioned, is not overlooked from the rear aspect. To the front there is a further lawn and a driveway. We offer this property for sale with no onward chain. Viewing highly recommended.



ACCOMMODATION

Entrance Hall 12' 1" x 5' 10" (3.69m x 1.77m)

Part glazed front door with side window, radiator.

Living Room 11' 10" x 9' 11" (3.6m x 3.01m)

Double glazed bay window, brick built fire place with living flame gas fire, tiled hearth, radiator, open to Dining Room.

Dining Room 11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed sliding patio doors, radiator.

Kitchen 8' 5" x 7' 1" (2.56m x 2.16m)

Double glazed window, fitted kitchen units to base and eye level, circular stainless steel sink unit and drainer, tiled splash backs, electric cooker point, tiled floor.

Morning Room Area (partitioned rear area of garage). 9' 4" x 6' 0" (2.84m x 1.83m)

Double glazed window, radiator, stable style door to the rear, door to storage garage.

Storage Garage 12' 3" x 9' 3" maximum including WC area (3.73m x 2.83m)

Up and over door, window to the side, wash basin, light and power.

Ground Floor WC

Partitioned off area of the storage garage, window to the side, WC, radiator.

Landing

Double glazed window to the side, loft hatch.

Bedroom One 10' 11" x 10' 10" (3.32m x 3.31m)

Double glazed bay window to the front elevation with a views over the rooftops towards the hills, fitted wardrobes and cupboards, radiator.

Bedroom Two 11' 1" x 9' 10" (3.37m x 3.0m)

Double glazed window to the rear elevation, fitted wardrobes with cupboards over, radiator.

Bedroom Three 7' 3" x 6' 11" (2.20m x 2.10m)

Double glazed window to the front elevation with a view over the rooftops towards the hills, radiator.

Wet Room 8' 0" x 7' 10" (2.45m x 2.4m)

Wet room with mixer shower, wash basin, W.C., cupboard housing Vaillant combination boiler, double glazed windows to the side and rear.

Outside

To the rear of the property is a private garden with upper and lower lawns, steps, a paved patio area and mature shrubs. An old air raid shelter built into the ground with a stone front wall provides storage. To the front of the house is a concrete driveway, steps up to the house and a lawn area.

Note:

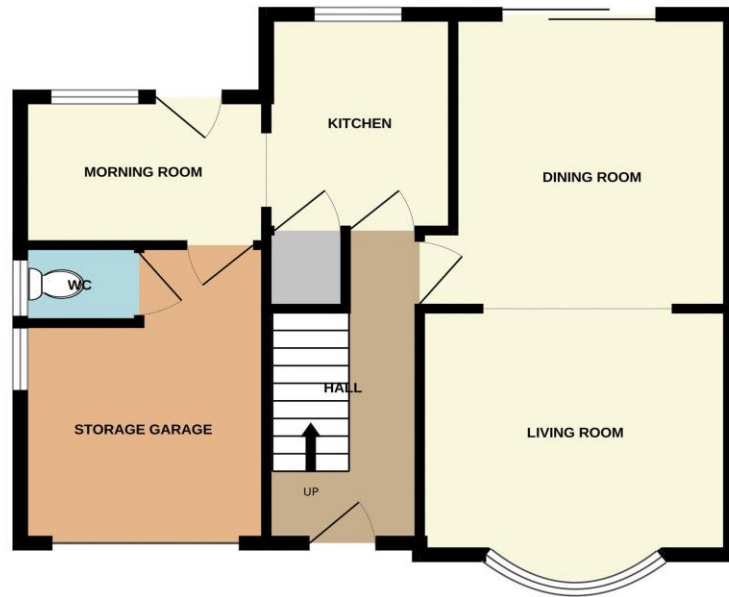
Council Tax Band: C

EPC Rating: D

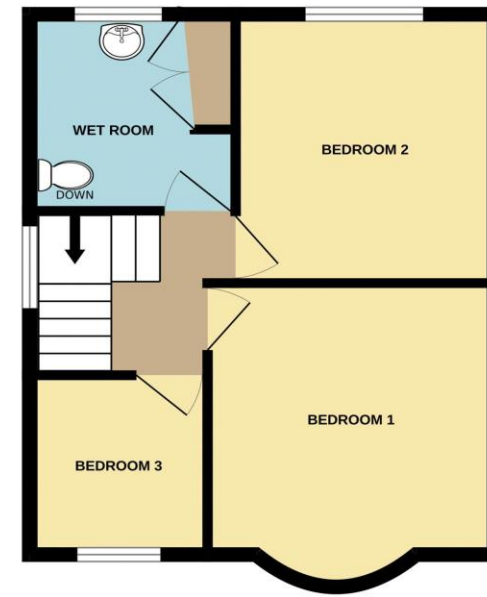
Tenure: Believed to be Freehold



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.
Made with Metropix ©2024

Directions

From this office turn left at the junction opposite the railway station, at the traffic lights bear left onto the Silk Road, at Tesco roundabout turn left, up the hill of Hibel Road. At the lights go across and at the next roundabout bear right passing the Kings School on the right. At Sainsbury's roundabout bear right again into Westminster Road and take the first turning on the left into Westbrook Drive. The property is on the left identifiable by our For Sale board.

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.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930