

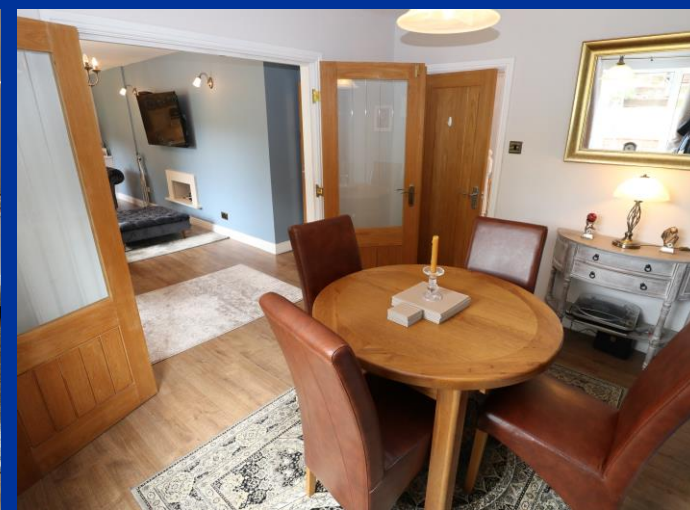


Ferndale Crescent, Macclesfield, SK11 8UN.
£310,000

Whittaker & Biggs Est. 1930

33 Ferndale Crescent, Macclesfield

Wow - what a stunning four bedroom house this is! The size of the huge plot and of the accommodation within house will be very hard to beat at this price level. Added to this, the property is also presented to a fantastic standard and benefits from a superb re-fitted breakfast kitchen and a handy ground floor WC. The location of the property, being close to Gawsorth Road, is a popular one and there is also the benefit of a good sized tarmac driveway to the side of the property. The accommodation on offer (which has double glazing and gas central heating) briefly comprises; entrance hall, ground floor WC, a 22ft living room with French door leading to the garden, dining room and a beautiful fitted kitchen, which measures almost 18ft and has been lavished with quartz worktops and a breakfast bar. To the first floor, a long landing gives access into three double bedrooms, a decent sized single bedroom and into the family bathroom, which has space for a bathtub and a separate shower enclosure. As mentioned, the corner garden plot is an absolute gem; being of a tremendous size and meticulously well kept. There are large rolling lawns, which run across the rear of the property and an extensive patio with landscaped walling and steps. The garden also enjoys a good degree of privacy. A prompt viewing of this superb family home is highly recommended to avoid disappointment.



ACCOMMODATION

Entrance Hall 11' 6" x 5' 11" (3.5m x 1.8m)

Double glazed front door and window, radiator, laminate floor, arch to kitchen.

Living Room 22' 2" x 10' 0" (6.75m x 3.05m)

Double glazed French door and window to rear, t.v. point for wall mounted t.v., laminate floor.

Ground Floor W.C.

Double glazed window to the front, tiled walls and floor, push button w.c., sink unit.

Breakfast Kitchen 17' 9" x 7' 4" (5.42m x 2.24m)

Grey shaker style fitted kitchen units to base and eye level with under lighting and inset spot lights, Quartz work tops with matching up stands, Quartz breakfast bar, Belfast sink, space for range cooker with large extractor hood over, vertical radiator, cupboard housing Worcester central heating boiler, wood effect tiled floor, inset ceiling spot lights, composite double glazed stable door to the side, double glazed window to the front.

Landing 11' 6" x 5' 11" (3.50m x 1.8m)

Two double glazed windows to the front with views over the rooftops to Shuttlingsloe, loft hatch, built in cupboard with shelving.

Bedroom One 11' 7" x 9' 4" (3.52m x 2.84m)

Double glazed window to the rear, radiator, laminate floor, tv point.

Bedroom Two 12' 8" x 10' 1" (3.85m x 3.07m)

Double glazed window to the rear, radiator.

Bedroom Three 11' 7" reducing to 9'8" x 10' 2" (3.53m reducing to 2.95m x 3.10m)

Double glazed window to the rear, radiator.

Bedroom Four 8' 8" x 7' 5" (2.65m x 2.27m)

Double glazed window to the front, built in wardrobe, laminate floor, radiator.

Bathroom 5' 11" x 5' 10" (1.80m x 1.78m) plus shower area
White suite comprising of a panel bath, pedestal wash basin, push button w.c. shower enclosure with electric shower, ladder towel radiator, tiled walls and floor, two double glazed windows.

Outside

To the rear of the property is an extensive corner plot garden with large open which are afforded a good deal of privacy to the rear. There is a large patio area with attractive brick walling and steps leading to the lawn. The garden has hedged perimeters and there is an outside water tap and a storage shed. To the front there are further attractive gardens and the property is well-screened by tall hedging. To the side of the house is a tarmac driveway conveniently located next to the kitchen door - ideal for bringing in the shopping from the car!!

Note:

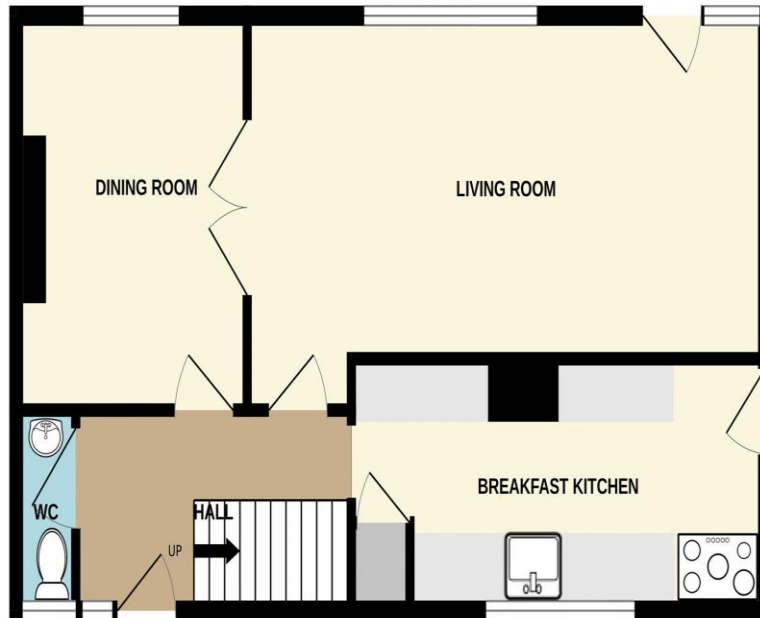
Council Tax Band: B

EPC Rating: TBC

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

Head out of Macclesfield along Chester Road. Follow this road until reaching Broken Cross roundabout, turn left into Gawsworth Road. Bostock Road is located third on the left and the property is located on the right after a short distance on the corner of Ferndale Crescent.

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