



Brighton Crescent, Macclesfield, SK11 0DL.
£460,000

Whittaker
& Biggs Est. 1930

1 Brighton Crescent, Langley,

A well proportioned three bedroom semi detached property situated in this much sought after village enjoying the most delightful open views to the rear over the adjoining fields. Langley is highly desirable because of its semi-rural quality, being close to the reservoirs and providing easy access into Macclesfield Forest and Teggs Nose Country Park. The accommodation briefly comprises of; entrance hall, lounge, dining room/fitted kitchen and to the first floor are three bedrooms and a bathroom. The property is set well back from the road with extensive off road parking and built up mature borders, whilst to the rear is a raised lawned garden with large patio and good sized summerhouse/home office/gym. To the side of the property is also a useful utility room. A great all-round property in a prime location, therefore a prompt inspection is highly recommended!



ACCOMMODATION

Entrance Porch

Timber panel, part glazed door through to the entrance porch with coat hanging space, window and inner door through to the entrance hall.

Entrance Hall

Timber flooring, stairs to the first floor landing and radiator.

Lounge 17' 0" x 13' 11" max (5.17m x 4.24m max)

Double glazed window and matching French doors to outside, inset cast iron burner, raised hearth and timber mantel over, timber flooring, radiator.

Dining Room/Kitchen 23' 0" x 12' 0" max (7.02m x 3.66m max)

Open plan through to the kitchen having a double glazed window and matching doors to rear, tiled flooring, radiator. Kitchen area with wall, base and drawer units, contrasting worksurfaces, single drainer sink unit, integrated electric oven, gas hob, extractor and microwave, wine rack, tiled splash backs, double glazed window, door to side.

Landing

Radiator, double glazed window at the half landing point.

Bedroom One 13' 11" x 9' 11" (4.24m x 3.03m)

Double glazed window to rear with far reaching views of surrounding countryside, timber flooring, decorative cast iron fireplace, radiator.

Bedroom Two 12' 0" x 9' 11" max (3.66m x 3.03m max)

Double glazed window and radiator.

Bedroom Three 10' 2" x 6' 6" max (3.09m x 1.99m max)

Double glazed window and radiator.

Bathroom

Tile panel bath, mains shower, WC and vanity wash hand basin, heated towel rail, double glazed window.

Outside

Utility Room 7' 10" x 5' 9" (2.39m x 1.76m)

Plumbing for washing machine. Space for white goods.

Gym/Office/Summerhouse 12' 2" x 9' 7" (3.71m x 2.91m)

Good sized for various uses.

On approach, the property is well set back from the road enjoying extensive off road parking and built up mature boarders. Steps rise to the main entrance, also providing access to the side of the property where there is a useful utility room. To the rear of the property is a raised lawned garden backing onto neighbouring farmland. There is also a large patio area and shed.

Note:

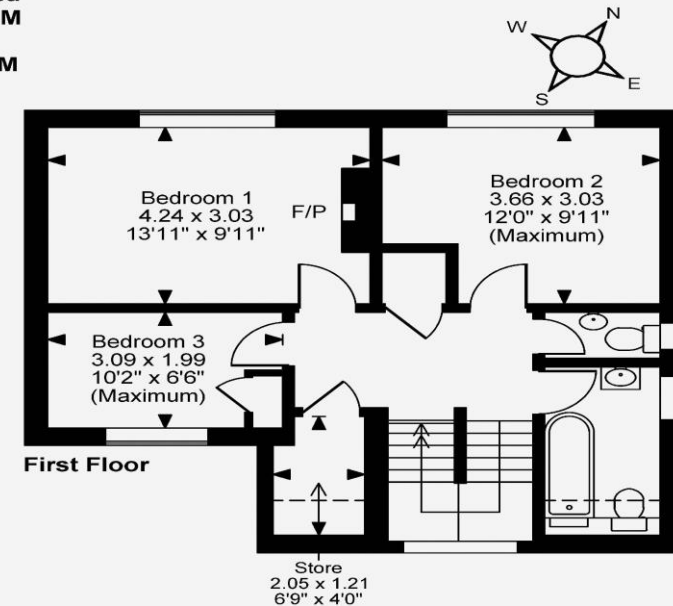
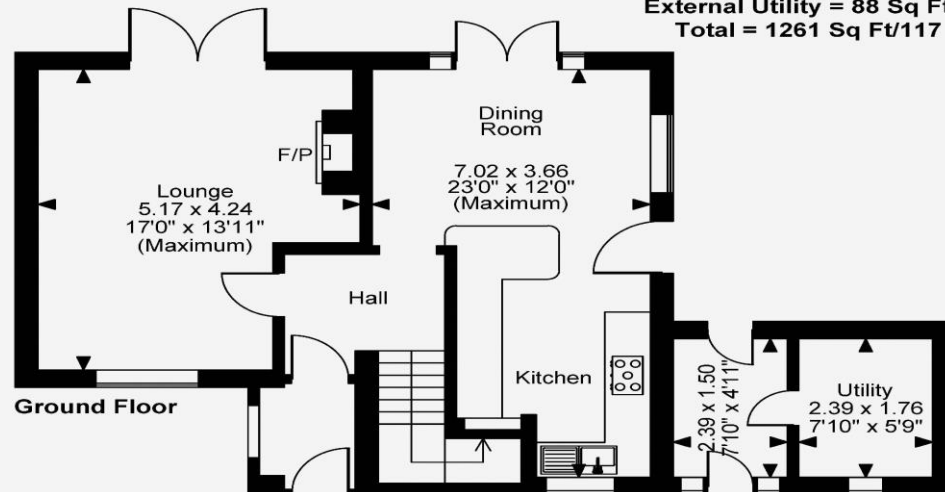
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold



Brighton Crescent, Langley, Macclesfield
Approximate Gross Internal Area
Main House = 1057 Sq Ft/98 Sq M
Gym = 116 Sq Ft/11 Sq M
External Utility = 88 Sq Ft/8 Sq M
Total = 1261 Sq Ft/117 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638848/NGS

Directions

From the Macclesfield office Head out of Macclesfield on the Silk Road towards Bosley. Turn left at the traffic lights signposted Sutton and Langley. Continue along Byrons Lane, under the bridge and then take the left turn onto Jarman and follow the signs for Langley village where Brighton Crescent can be found.

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