



Rosedene, 75 Park Mount Drive, Macclesfield, SK11 8NT.
£385,000

Whittaker
& Biggs Est. 1930

75 Park Mount Drive, Macclesfield

"Rosedene" is a beautiful completely refurbished 2/3 bedroom double fronted detached bungalow situated on Park Mount Drive, an extremely popular area just off Ivy Lane. Having undergone many tasteful internal improvements this superbly finished home is warmed by gas central heating and has double glazing with the accommodation comprising; entrance porch, hallway, living room with bi-folding doors to garden, dining room, newly fitted contemporary kitchen, utility area, two bedrooms and a newly fitted four piece bathroom. Externally there are double gates extending to off road parking, a detached single garage and well presented lawned gardens to the front and rear with patio area. The high pitch roof space provides the opportunity to enhance the accommodation, subject to planning permission. A prompt viewing is highly recommended!



ACCOMMODATION

Entrance Porch

Double glazed front door, wood grain PVC inner door through to the entrance hall.

Entrance Hall

A welcoming and spacious entrance hall, radiator.

Lounge 13' 9" x 13' 0" (4.18m x 3.97m)

A light and airy Living Room with double glazed windows and full height bi fold doors leading out to the attractive patio area, two modern vertical radiators.

Dining Room/Bedroom Three 10' 10" x 8' 11" (3.31m x 2.72m)

Double glazed windows, radiator.

Kitchen 15' 4" x 8' 0" (4.67m x 2.43m)

A contemporary replacement kitchen having a range of units to base and eye level, single drainer sink unit with mixer tap over, integrated electric oven and hob, glass splash back and extractor above, integrated dishwasher, fridge and freezer, tiled flooring, vertical radiator, double glazed window, door to side porch housing a useful utility cupboard with plumbing for washing machine, separate storage cupboard housing the gas central heating boiler, double glazed door to the outside.

Bedroom One 14' 0" x 12' 0" (4.26m x 3.67m)

Double bedroom with double glazed windows, radiator.

Bedroom Two 8' 0" x 7' 11" (2.43m x 2.41m)

Double glazed window, radiator.

Bathroom

A four piece bathroom comprising of a corner shower cubicle with mains shower, panel bath with a mixer tap and hand held shower head over, vanity wash basin and WC, heated towel rail, two double glazed windows.

Garage 17' 3" x 9' 3" (5.27m x 2.82m)

Up and over door, window, light, power point.

Outside

On approach from the road there is a low level picket fence boundary, double gates extending to off road parking, a detached single garage and well maintained lawned garden to the front. To the rear there is a neatly presented lawn with hedging and fencing to the boundary, summerhouse, retained borders and a North West facing garden patio area.

Note:

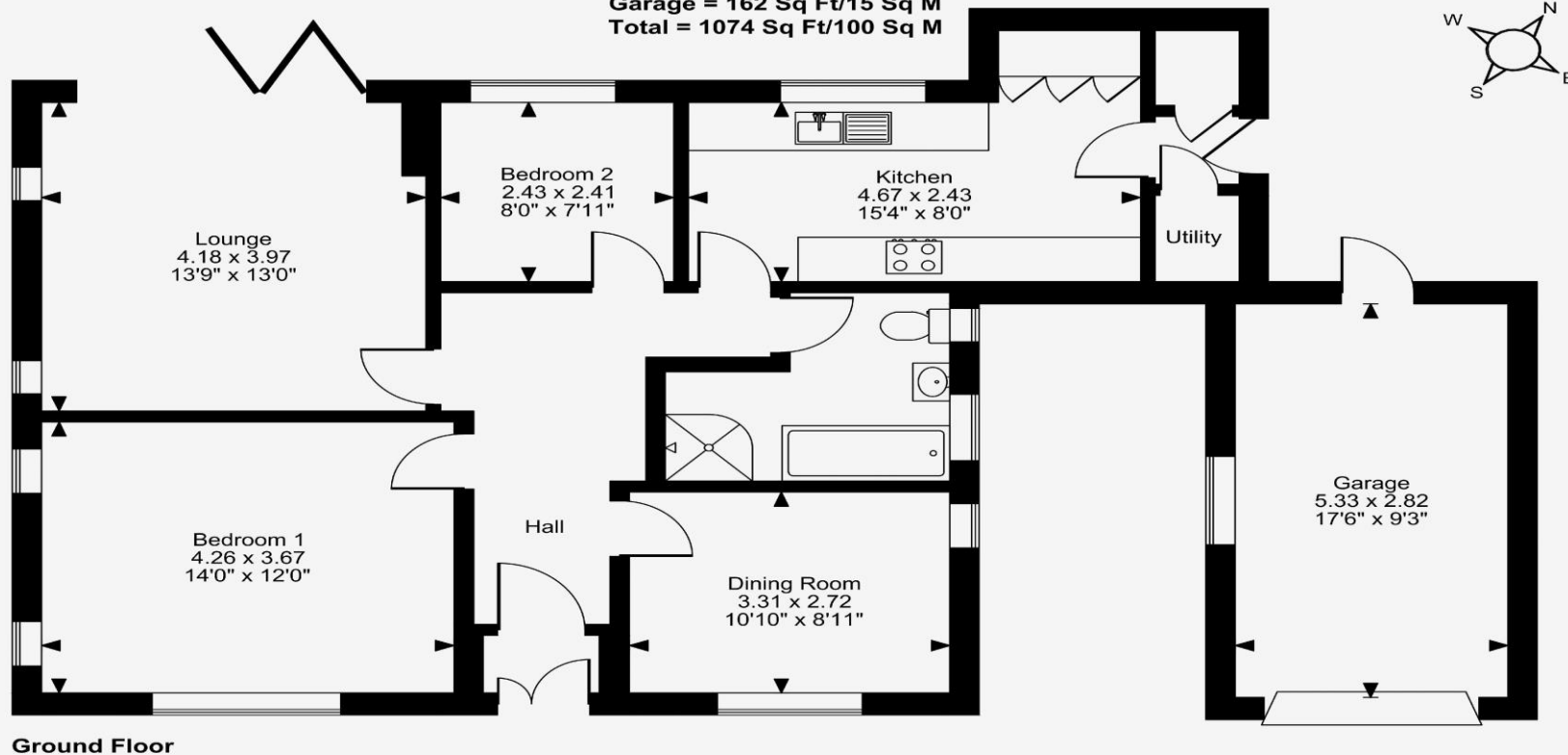
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold



Park Mount Drive, Macclesfield
Approximate Gross Internal Area
Main House = 912 Sq Ft/85 Sq M
Garage = 162 Sq Ft/15 Sq M
Total = 1074 Sq Ft/100 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From our office in Macclesfield turn right opposite the train station onto Sunderland Street. At the lights proceed over to Park Street, over the mini roundabout onto Park Lane and up to the lights with the Flower Pot public House. Go over onto Ivy Lane and turn first left into Park Mount Drive. The property is on the immediate right.

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