

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 119.0 m²



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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4 Woodside Close
Siddington, Macclesfield,
Cheshire SK11 9LQ

Selling Price: £340,000

- EXTENDED FOUR BEDROOM HOME
- TWO RECEPTION ROOMS
- FITTED DINING KITCHEN
- MODERN BATHROOM
- BLOCK PAVED DRIVEWAY WITH OFF ROAD PARKING
- LOW MATINENCE ENCLOSED REAR GARDEN
- END OF CUL DE SAC POSITION
- SITUATED IN RURAL SIDDINGTON

This is an opportunity to purchase a property in Siddington which has been well extended to create a home of excellent proportions at a fair market value.

The property has many attributes such as being situated at the end of a quiet cul-de-sac in the rural area of Siddington. Siddington is well placed for the towns of Macclesfield, Wilmslow, Alderley Edge, Congleton and Holmes Chapel.

This home has full PVCu double glazing, central heating and open fireplace in the lounge together with an AGA in the country cottage style kitchen.

The internal accommodation comprises: hall, lounge with box bay window, family room, fitted dining kitchen and utility room to the ground floor. At first floor level, the central landing allows access to four bedrooms and a modern family bathroom.

To the front is a brick block driveway and flower/shrub bed. To the rear, it is fully enclosed being a sun trap being laid to Indian stone flagging and decking area with large quality timber storage shed.

Viewing is vital to appreciate this property and all its attributes.

The accommodation briefly comprises
(all dimensions are approximate)

OPEN PORCH :

ENTRANCE HALLWAY : PVCu front entrance door. Coving to ceiling. Double panel central heating radiator. Wood effect luxury vinyl tile floor. Stairs to first floor. Understairs storage.

LOUNGE 16' 5" x 12' 5" (5.00m x 3.78m) into bay: PVCu double glazed walk in bay window to front aspect. Coving to ceiling. Exposed brick feature fireplace with wooden mantel and a slate hearth comprising of a coal fire. Double panel central heating radiator.

DINING KITCHEN 9' 6" x 18' 10" (2.89m x 5.74m): PVCu double glazed windows to side and rear aspects. Feature oak beams to ceiling. Range of cottage style eye level and base units with solid wood preparation surfaces over, with ceramic sink inset with mixer tap. Aga range cooker. Single oven. Space and plumbing for dishwasher. Space for American style fridge freezer. Double panel central heating radiator. Wood effect luxury vinyl tile floor. PVCu double glazed French doors opening into the garden.

FAMILY ROOM 17' 0" x 8' 8" (5.18m x 2.64m): PVCu double glazed French doors opening onto the decking area and garden. Coving to ceiling. Contemporary electric fire. Double panel central heating radiator. Wood effect luxury vinyl tile floor. Double doors to:

UTILITY 9' 7" x 9' 2" max (2.92m x 2.79m max): Velux rooflights. PVCu double glazed French doors to front aspect. Range of cupboards and wood preparation surfaces over. Space and plumbing for washing machine and tumble dryer. Space for fridge. Wood effect vinyl floor.



First Floor :

LANDING : Fitted cupboard. Access to roof space. Doors to all rooms.

BEDROOM 1 12' 9" x 9' 11" (3.88m x 3.02m): PVCu double glazed window to front aspect. Fitted cupboards. Double panel central heating radiator.

BEDROOM 2 9' 6" x 11' 1" (2.89m x 3.38m): PVCu double glazed window to rear aspect. Double panel central heating radiator.

BEDROOM 3 16' 4" x 8' 7" (4.97m x 2.61m): Dual aspect PVCu double glazed windows to front and rear aspects. Velux roof light. Coving to ceiling. Double panel central heating radiator.

BEDROOM 4 7' 11" x 8' 7" (2.41m x 2.61m): PVCu double glazed window to front aspect. Fitted cupboard. Double panel central heating radiator.

BATHROOM 5' 6" x 7' 5" (1.68m x 2.26m): Low level downlighters inset. Coving to ceiling. Two PVCu double glazed windows to rear aspect. Refitted modern white suite comprising: Low level W.C. with push flush, wall mounted wash hand basin with chrome mixer tap sat on vanity unit with storage beneath and panelled bath with separate rainfall shower attachment over. Chrome heated towel radiator. Half tiled walls. Wood effect vinyl floor.

Outside :

FRONT : Block paved driveway providing off road parking.

REAR : Low maintenance Indian stone patio with separate raised decking area. Retaining timber sleeper borders containing a range of mature plants and shrubbery. Large timber shed.



TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV: SK11 9LQ

Energy performance certificate (EPC)			
4 Woodside Close Siddington MACCLESFIELD SK11 9LQ	Energy rating	Valid until:	21 November 2033
	D	Certificate number:	2203-3932-1209-0297-4204
Property type	End-terrace house		
Total floor area	104 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

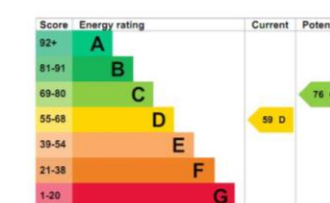
Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See how to improve this property's energy efficiency.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

