



## *Alton Drive, Macclesfield, SK10 2RT*

End of Terrace

Large wrap around garden

GFCH

Corner Plot

Ample parking

Opportunity to extend

Being an attractive end of terrace property, benefitting from a corner plot with a generous wrap-around garden. This is a feature rarely available for properties of this type and provides excellent outdoor space with scope for landscaping, entertaining, or potential extension, subject to the necessary consents. Offering an excellent opportunity for a discerning purchaser to modernise and personalise the accommodation to their own taste, thereby adding value and creating a bespoke home. Conveniently located for the likes of AstraZeneca and Macclesfield amenities, the property briefly comprises:- Ent hall; good size lounge with feature fire place; kitchen with cooker, integrated fridge/freezer and plumbing for a washer. Two good size double bedrooms, one with fitted wardrobes; bathroom with shower; good size garden to the front side and rear, with decking area, large garden shed and out building; off road parking for three vehicles. EPC rating D, GFCH, D/Glazed, C/Tax Band B, Freehold.

Asking Price

**£219,000**

## Entrance Hall

UPVC front door, radiator, wall mounted alarm and sensor, frosted window to side elevation, ceiling light, carpeted floor

## Lounge

3.20m (10' 6") x 4.78m (15' 8")

Double glazed windows to front and rear elevations, radiator, telephone point, feature electric fire, carpeted floor, 2 ceiling lights

## Kitchen

3.66m (12' 0") x 2.90m (9' 6")

Wood effect units, built in gas hob, oven, extractor above, fridge freezer, recess for washing machine, one and half single drainer sink unit in green with mixer taps, wall mounted gas fired central heating boiler, ceiling light, laminated flooring, double glazed window and door to rear.

## Landing

Double glazed window to front elevation, ceiling light, handrail

## Bedroom 1

3.28m (10' 9") x 3.78m (12' 5")

Double glazed window to the rear, ceiling light, built in wardrobes, TV point, radiator, carpeted floor

## Bedroom 2

3.60m (11' 10") x 2.84m (9' 4")

Double glazed window to rear elevation, radiator, carpeted floor, electric power points, ceiling light

## Bathroom

2.34m (7' 8") x 1.82m (5' 12")

Tiled floor, part tiled walls, double glazed window to front elevation, ceiling light, white suite comprising bath, shower over, wash hand basin, w.c., wall mounted medicine cabinet, towel ring, heated towel rail,

## Outside Space

The garden wraps around three sides of the property. To the front is a small garden area with hedging and parking for two vehicles. Gated access leads to the side, providing additional hardstanding for parking and a large lawned area enclosed by hedging and shrubs. This continues to the rear, where there is a wooden pergola, two timber sheds, a brick outhouse and a paved patio area.

## Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set

## Floorplans



Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup> (excluding external store)

All measurements are approximate and for display purposes only

out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

**Disclaimer.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.