



24 Fieldbank Road, Macclesfield, Cheshire, SK11 8PZ

Asking Price £349,000

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This well-presented and extended three bedroom semi offers spacious accommodation including a stunning open-plan living/dining kitchen area and a large bathroom with space for a bath tub and a separate shower enclosure. There is also a good-sized garden and a parking area to the rear. The property has been lavished with high end fixtures and fittings including oar doors and flooring, granite worktops and window sills and Neff cooking appliances. There is also a log-burning stove in the rear reception room. In brief the full accommodation comprises; entrance porch, entrance hall, ground floor WC, lounge, open plan living/dining kitchen, landing, three bedrooms (all with fitted furniture) and a stunning fitted bathroom. The rear garden has a good sized patio and an immaculate lawn and, there is access to the back where the parking area can be found. The property enjoys a slightly elevation position above Fieldbank Road and has an attractive tiered garden. The location is supremely handy for those working at the hospital and is also convenient for town and for heading out towards Broken Cross etc. Viewing is highly recommended.



Council Tax Band: C



Entrance Porch

Double glazed double doors and windows. - Size : -

Entrance Hall

Oak entrance door. Double glazed window to side. Fitted corner cupboard. Oak flooring. Statement radiator. Stairs with oak newel post/bannister with brushed steel spindles. Oak doors into all rooms. - Size : -

Ground Floor W.C.

Concealed cistern push button W.C. Wash basin. Fitted cupboard. - Size : -

Lounge

13'7" x 11'7"

Oak flooring. Double glazed curved bay window and window sill. Radiator. - Size : - 13' 7" x 11' 7" (4.14m x 3.54m)

Open Plan Living/Dining Kitchen

- Size : -

Dining Area

14'4" x 11'7"

Wood burning stove on stone hearth with timber lintel over. Stone flagged floor. Double glazed folding doors to rear set within curved bay and sill. - Size : - 14' 4" x 11' 7" (4.38m x 3.54m)

Kitchen Area

18'2" x 6'3"

Fitted granite table with attached serving plyth and integrated wine fridge under. Fitted kitchen units to base and eye level with under lighting, granite work tops, splash backs, upstands and window sills. Vertical radiator. Integrated Neff hob with extractor over. Inset one and half bowl sink unit with mixer tap and inset grooved drainer. Integrated Neff double oven. Integrated fridge freezer. Two double glazed windows. - Size : - 18' 2" x 6' 3" (5.53m x 1.91m)

Landing

Loft hatch. Double glazed window to side. Granite sill. - Size : -

Bedroom One

14'7" x 11'1" into wardrobes

Range of fitted wardrobes, cupboards and drawers. Matching bedside cabinets. Double

glazed bay window to rear. Radiator. Inset ceiling spot lights. - Size : - 14' 7" x 11' 1" into wardrobes (4.44m x 3.37m)

Bedroom Two

11'7" x 11'6" into wardrobes

Double glazed window to front with granite sill. Radiator. Range of fitted wardrobes, shelved cupboards, over head cupboards and drawers. Inset ceiling spot lights. - Size : - 11' 7" x 11' 6" into wardrobes (3.54m x 3.51m)

Bedroom Three

0'0" x 6'11"

Double glazed window with granite sill. Fitted wardrobe. Chrome effect vertical radiator. - Size : - 0' 0" x 6' 11" (0m x 2.10m)

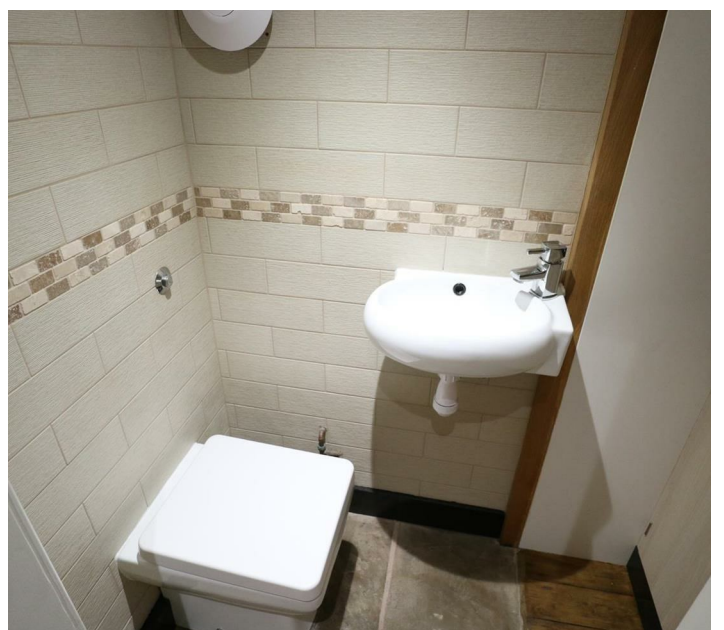
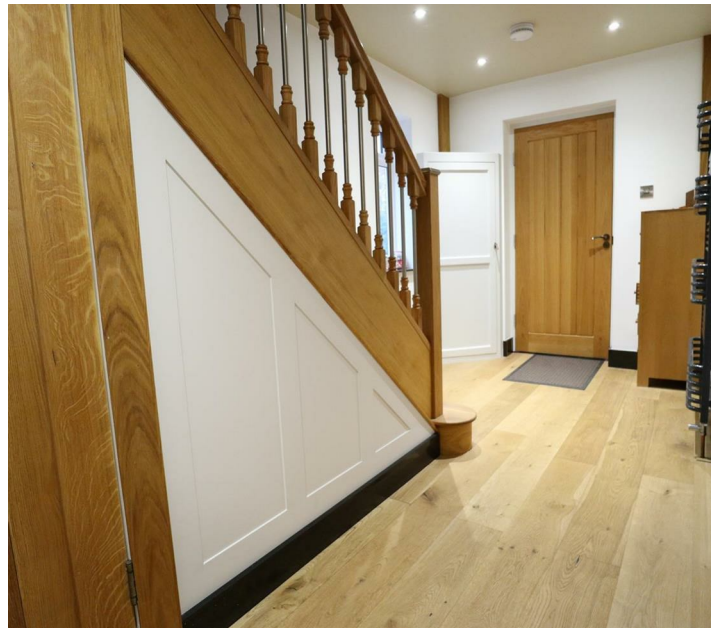
Bathroom

8'5" x 7'4"

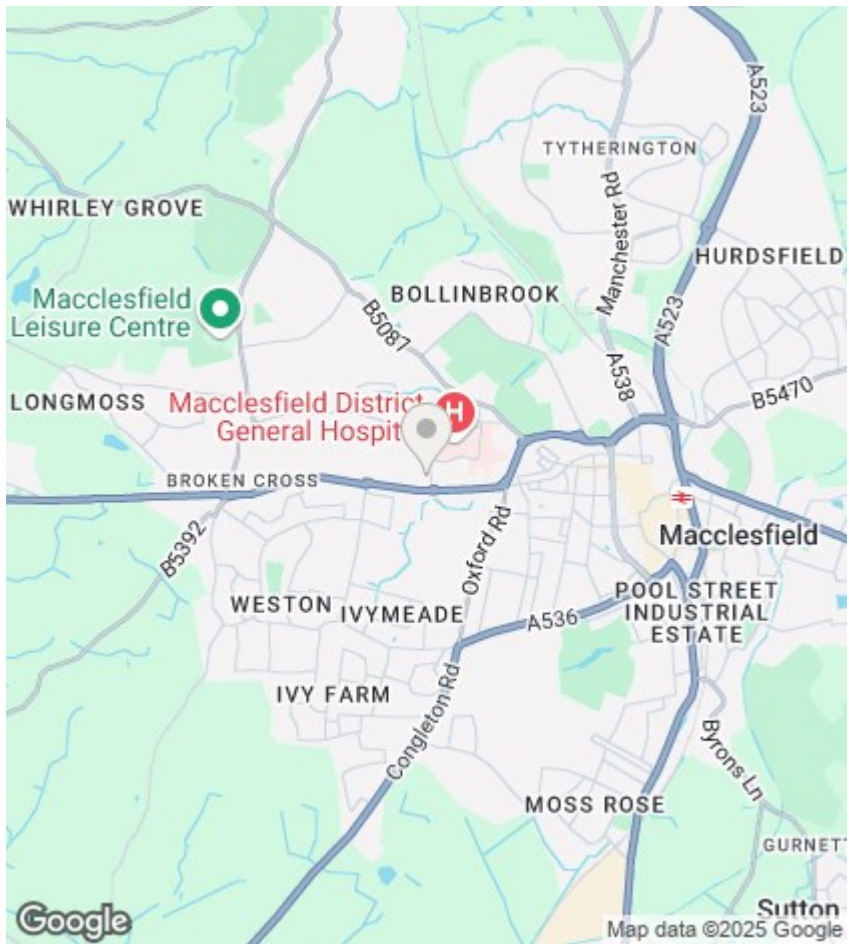
Curved panel bath with mixer tap and shower. Shower enclosure with mixer shower. Vanity sink unit with drawers under. Push button W.C. Fitted mirror with back light. Tiled walls. Double glazed window to side and rear. Towel radiator. Inset ceiling spot lights. - Size : - 8' 5" x 7' 4" (2.56m x 2.24m)

Outside

Good sized rear garden being landscaped with patio area and lawn. Well-stocked bedding areas. Gated paved pathway to rear parking area. Pathway to side of the house. Outside water tap, power points and lighting. Graveled parking area, which is access to the rear of the property along a private approach. To the front garden there is a tiered, alpine style garden area and steps to front door. - Size : -







Directions

From this office turn right at the junction opposite the railway station into Sunderland Street. Cross the first set of lights, across the second set into Park Street. Cross the mini-roundabout into Park lane and through the next set of lights. At the Flower Pot Public House turn right into Oxford Road. Go to the other end, at the roundabout turn left onto Chester Road. At the next roundabout turn right into Church Street and the property will be found.

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

