





4, Fieldbank Road, Macclesfield, Cheshire SK11 8PZ

This three bedroom detached stands proud of its elevated position on Fieldbank Road. Enjoying fabulous views on the Cheshire countryside and well placed within walking distance of the town centre, this is a most lovely home.

The accommodation has been cared for throughout the year although it would now benefit from general modernisation. In brief the accommodation comprises a porch, cloakroom, inner hall, lounge, dining room, kitchen, utility and conservatory to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate W.C. The property has uPVC double glazing and gas central heating installed.

The property has gardens front and back which include lawns, a patio and planted borders. Beyond the rear garden there is a single garage and a drive with off-road parking for one vehicle.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Porch

uPVC front door. Tiled flooring. uPVC double glazed window. Recessed spotlighting. Double panelled radiator.

W.C./Cloakroom

Hand wash basin with mixer tap set within a vanity unit. Low suite W.C. Recessed spotlighting. Tiled flooring. Extractor fan. uPVC double glazed window. Double panelled radiator.

Inner Hall

Meter cupboard. Single panelled radiator.

Lounge

21'10 x 14'01 reducing to 12'05

Attractive fireplace with marble surround and hearth. Ceiling cornice. T.V. aerial point. uPVC double glazed windows. Double panelled radiator. uPVC door opening onto the Conservatory.

Dining Room

13'07 x 9'06

Understairs storage cupboard. Double panelled radiator. Wall light points. uPVC double doors opening onto the Conservatory. Wooden bi-folding doors onto the Kitchen.

Kitchen

10'02 x 8'01

A single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Electric cooker point with extractor canopy over. Plumbing for dishwasher. Plumbing for automatic washing machine. Space for a fridge/freezer. Partially tiled walls. Laminate flooring. uPVC double glazed window. Vaillant combination condensing boiler.

Utility

8'06 x 4'09

A range of base and eye level units with contrasting works surfaces. Tiled flooring. Recessed spotlighting. uPVC double glazed windows. uPVC door to rear garden.

Conservatory

13'01 x 9'09

Tiled flooring. Ceiling fan. uPVC double glazed windows and door onto the rear garden.

First Floor

Landing

Handrail to the staircase. Loft access. Wall light point. uPVC double glazed window.

Bedroom One

14'02 x 10'04

Fitted bedroom suite including wardrobes and a dressing table. Fitted shelving to chimney recess. Wall light points. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'01 x 10'01

uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'07 x 7'09

Fitted shelving. Built-in storage cupboard over bulkhead. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a corner shower with Triton electric shower over, a panelled bath with mixer tap and a hand wash basin with mixer tap set within a vanity unit with integral mirror, lighting, storage and shaver point. Additional built-in storage cupboard. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

W.C.

Low suite W.C. uPVC double glazed window.

Outside

Gardens

To the front of the property there is a neat lawn enclosed within fenced and hedged borders, a pathway with handrail leading to the front door and a small, pleasantly planted flower bed. To the rear of the property the garden is laid out over two tiered sections, the lower of which features a stone flagged patio with stone steps and cast iron handrail. The upper tier features a neat lawn and mature flower bed all enclosed within fenced borders.

Garage

21'06 x 8'03

Set behind the rear garden and accessed via an unadopted road. The garage features an up and over door, power and light and two windows.

£375,000

HOLDEN & PRESCOTT





