





## 76, Arlington Drive, Macclesfield, Cheshire SK11 8QL

Nestled in the corner of a popular cul-de-sac, a short distance from Macclesfield town centre, this three-bedroom 1930s semi-detached is the ideal family home. Tastefully presented throughout with well-planned, light and spacious accommodation, this property will appeal to a wide range of buyers looking for comfortable family accommodation in a good location, together with the opportunity to move in with the minimum of fuss.

The accommodation comprises; an Entrance Hall, Sitting Room, Lounge/Dining Room, Utility/W.C and a Breakfast Kitchen to the Ground Floor, whilst, to the First Floor, there are three Bedrooms and a contemporary Bathroom. The property benefits from gas fired central heating as well as uPVC double glazing throughout.

The property lies behind a driveway that allows for off-road parking and is adjoined by a single garage that is perfect for storage or additional parking. The back garden is undoubtedly a highlight of this lovely home. Fully enclosed within fenced borders, the space incorporates stone flagged and gravelled patios and a good sized, well-maintained lawn accented by attractively planted flower beds. The garden benefits from a sunny southerly aspect and is the ideal setting for relaxing/entertaining and enjoying a wonderful outside lifestyle.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street. Bear right at the roundabout into Chester Road and first left into Ivy Road. Take the second turning on the left hand side into Palmerston Road and first right into Arlington Drive. The property can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

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## Ground Floor

### Covered Porch

Courtesy Light.

### Entrance Hall

Composite front door with double glazed panels. Spindle balustrade to the staircase. Understairs storage cupboard with light. Work station with base and eye level cupboards. Downlighting. Solid wood flooring. Single panelled radiator.

### Sitting Room

11'05 max x 10'07

Cast-iron open fireplace with marble hearth. Shelving to chimney recesses. Solid wood flooring. uPVC double glazed window. Double panelled radiator.

### Lounge/Dining Room

20'05 x 10'07

Multi-fuel stove set in a partial brick surround with wooden mantel and tiled hearth. Wall lights. Wooden flooring. uPVC sliding patio door onto the garden. Double panelled radiators.

### Utility Room/W.C.

7'06 x 5'11

One and a half bowl ceramic sink with mixer tap and base cupboard below. Base and eye level cupboards with contrasting wooden work surfaces and tiled splashbacks. Plumbing for automatic washing machine. Vent for a tumble dryer. Tiled flooring. uPVC double glazed window. Single panelled radiator.

### Breakfast Kitchen

14'07 x 9'09

Belfast sink with a rainhead hose mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting wood work surfaces and tiled splashbacks which extend to a breakfast bar. Integrated double oven with five ring gas hob and extractor hood over. Integrated dishwasher. Housing for an American style fridge/freezer. Downlighting. Tiled flooring. uPVC side door with double glazed panel. uPVC double glazed windows to front and rear elevations. Double panelled radiator.

## First Floor



#### **Landing**

Spindle balustrade to the staircase. Loft access. Downlighting. uPVC double glazed window.

#### **Bedroom One**

12'04 x 10'08

Fitted wardrobes to chimney recesses with hanging rail, drawers and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Two**

11'07 max x 10'07

uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

6'03 x 6'03

uPVC double glazed window. Single panelled radiator.

#### **Bathroom**

The suite comprises a free-standing bath with mixer tap and shower attachment, a fully tiled cubicle with dual-headed thermostatic shower, a vanity wash hand basin with mixer tap and storage cupboard below and a high suite W.C. with pull chain. Downlighting. Extractor fan. Mirrored bathroom cabinet. Tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

To the front of the property there is a tarmac driveway which provides off-road parking for two vehicles as well as access to the single garage. There is also gated access to the rear garden. The garden to the side and rear is fully enclosed within fenced and hedged borders where there is a large lawned garden with patio and gravelled seating areas. There is also an additional lawn which extends down towards the brook. The garden is well stocked and enjoys a southerly aspect getting the best of the afternoon and evening sun. Included within the sale is a timber garden shed.

##### **Garage**

18'04 x 9'05

Up and over door. Power and light.

**£349,950**

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