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The Whitfields, Macclesfield

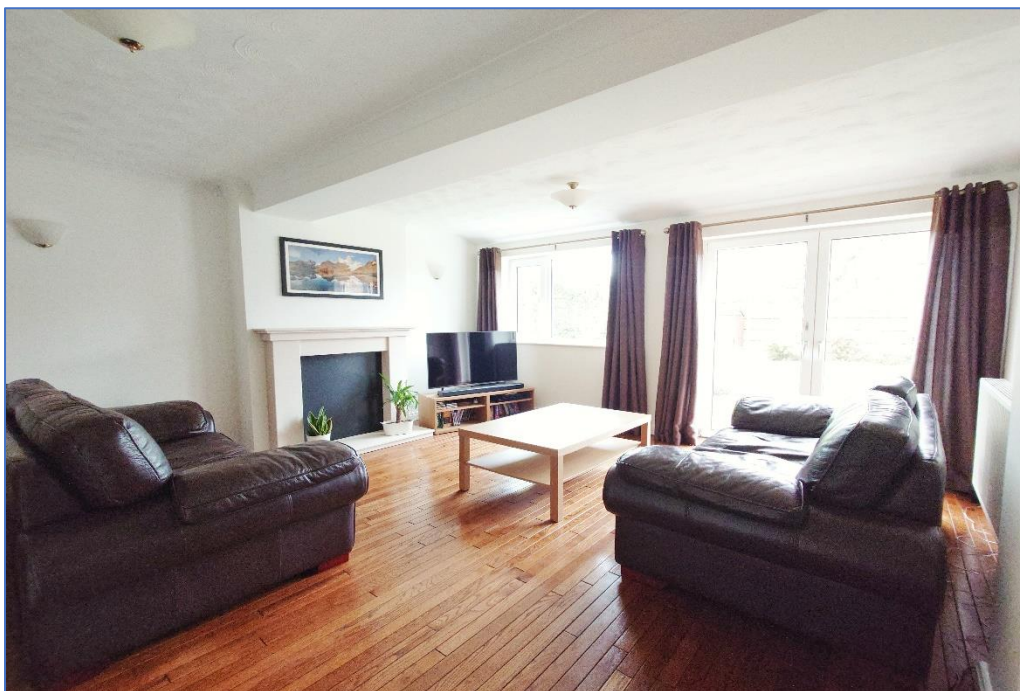
£450,000

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Key Features

- > Detached and Extended
- > Immaculately Presented
 - > Fantastic Location
 - > Amenities and Schools Nearby
- > Short Walk to Macclesfield Hospital
 - > Off-road Parking and Garage
 - > Ensuite Shower Room
- > Utility Room and Downstairs WC
 - > No Onward Chain
- > Tenure: Long Leasehold
 - > EPC rating D



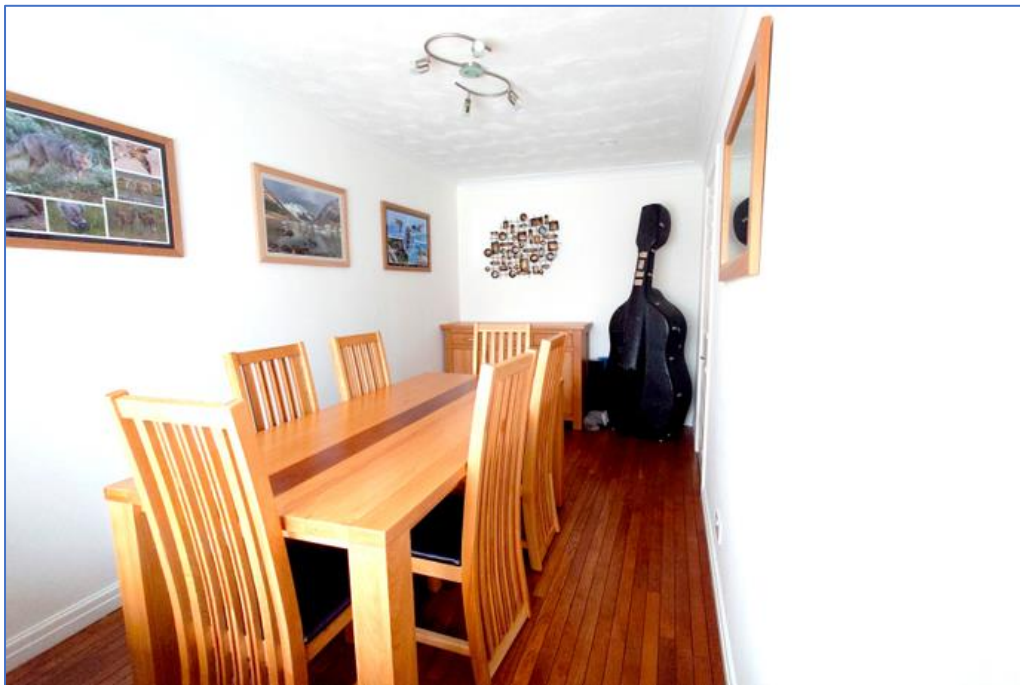
IMMACULATELY PRESENTED Four Bedroom Detached property situated on a mature development in one of Macclesfield's most desirable areas.

Located close to shops, schools, West Park, the leisure centre and Macclesfield District General Hospital, this extended family home offers impressive accommodation and benefits from being sold with No Onward Chain.



Upon entering the property, the American Oak flooring is striking and provides a contemporary feel as it flows through the hallway into both the Lounge and Dining Room. Comprising Two Reception Rooms to the ground floor, an extension to the rear allows for a spacious Lounge overlooking the rear garden, including double doors opening onto the patio area and a feature fireplace, whilst to the front is a separate Dining Room. The beautifully styled Kitchen also benefits from the extension to the rear and features solid wood worktops and breakfast bar area. Completing the downstairs accommodation is a Utility Room and separate WC, whilst there is internal access to the Garage.

The oak flooring continues on the staircase and the landing, leading to Four Bedrooms and the Family Bathroom. The Main Bedroom is a large double with Ensuite Shower Room, whilst Bedrooms Two and Three are further doubles offering built-in storage cupboards. Bedroom Four is a small single but could easily work as a Study/Office space or Nursery, and the Family Bathroom consists of a three-piece white suite including bath with shower over.



To the outside, the easy to maintain Front Garden is mainly laid to lawn with mature shrubs, whilst the tarmac driveway provides off-road parking for two cars in front of the Garage. The attractive Rear Garden is fully enclosed by hedging and fencing, offering a charming stone flagged patio and lawn, along with a greenhouse and shed. A wooden gate to the side of the property provides access between front and rear gardens.

The property is warmed by Gas Central Heating and has uPVC Double Glazing throughout.

Viewing is highly recommended to appreciate this beautiful home!





Entrance Hallway: with American oak flooring, under-stairs cupboard, access door to garage.

Lounge (18'1" x 14'9"): extended to the rear, with feature fireplace, double doors opening to rear garden, American oak flooring, uPVC double glazed window with rear aspect.

Dining Room (16'1" x 7'10"): with American oak flooring, uPVC double glazed bay window with front aspect.

Kitchen (14'9" x 8'6"): extended to the rear, Kitchen with range of wall mounted and base units in high gloss white, solid wood worktops, integrated appliances including fridge freezer, dishwasher, Neff electric oven, Neff induction hob and extractor, inset stainless-steel 1.5 bowl sink with mixer tap, low level lighting, uPVC double glazed windows with rear and side aspect.



Utility (4'11" x 4'11"): with wall mounted and base units, laminate worktop, stainless-steel sink with mixer tap, tiled splashback, plumbing and space for washing machine, half glazed uPVC external access door.

Downstairs WC: with low level WC, wall hung wash basin, tiled splashback, uPVC frosted double glazed window with side aspect.

Upstairs Landing: with American oak flooring, airing cupboard.

Main Bedroom (15'5" x 8'2"): with uPVC double glazed bay window with front aspect, carpeted, loft access.

Ensuite Shower Room (8'2" x 3'11"): with walk-in shower cubicle, low level WC, pedestal wash basin, chrome heated towel rail, uPVC frosted double glazed window with rear aspect.



Bedroom Two (12'10" x 8'6"): with built-in double cupboard providing hanging rail and shelving, carpeted, uPVC double glazed window with front aspect.

Bedroom Three (9'10" x 8'6"): with built-in storage cupboard providing hanging rail and shelving, carpeted, uPVC double glazed window with rear aspect.

Bedroom Four/Study (6'11 x 5'11"): with uPVC double glazed window with front aspect, carpeted, loft access.

Bathroom (6'3" x 5'7"): consisting of a three-piece white suite including low level WC, pedestal wash basin, bath with shower over, uPVC frosted double glazed window with rear aspect.

Garage (14'1 x 8'10"): with 'up and over' door, Vaillant combi-boiler, lighting and power.

Tenure: Leasehold - 960 years remaining.

Annual Ground Rent: £78.

Council Tax Band: E.

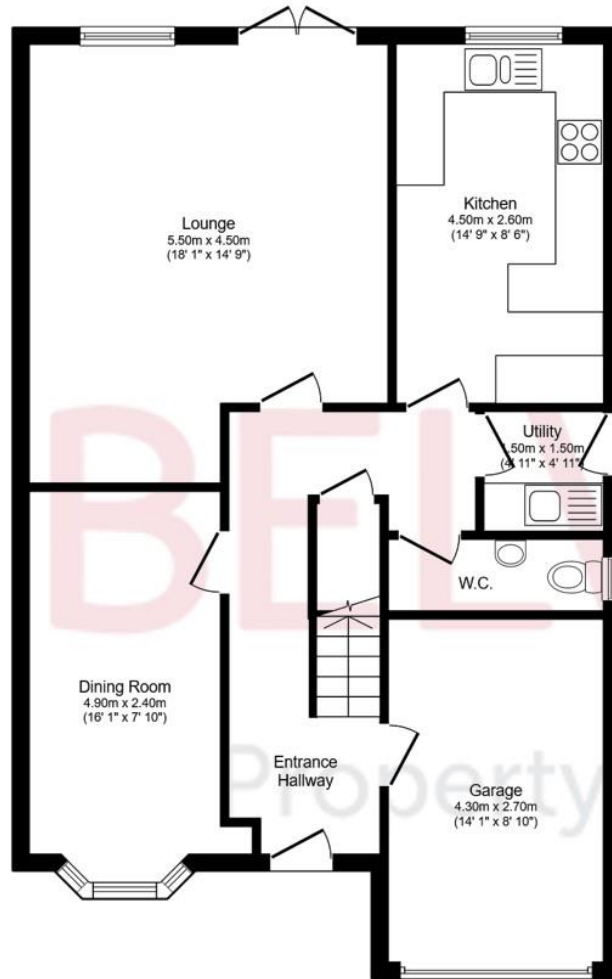
Mobile Coverage (information via Ofcom website): EE, O2, Three, and Vodafone are all likely.

Broadband (information via Openreach): Standard, Superfast Fibre and Ultrafast Full Fibre Broadband available.

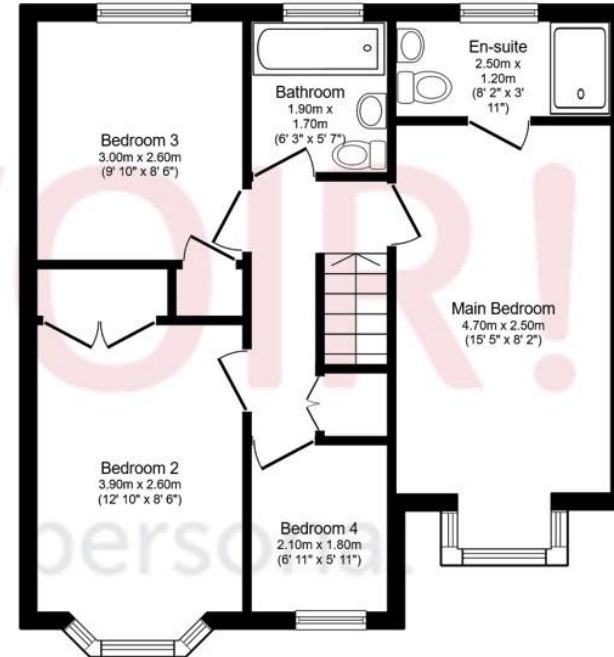
Flood Risk: Very Low.







Ground Floor
 Floor area 77.1 sq.m. (830 sq.ft.)



First Floor
 Floor area 50.5 sq.m. (543 sq.ft.)

TOTAL: 127.6 sq.m. (1,374 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)



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Property tenure is Leasehold but we understand that no service charge is applicable, only an annual ground rent charge which increases by £20 every 25 years, with next increase due 2035.

Contact us today to arrange a viewing...

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