



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

33, Arlington Drive, Macclesfield, Cheshire, SK11 8QL

A beautifully extended, renovated and presented four bedroom semi-detached property, in a quiet cul-de-sac location, close to all local amenities.

Guide Price £440,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

DIRECTIONS: From the traffic lights at the junction of Oxford Road and Park Lane proceed into Ivy Lane (adjacent to the Flower Pot Public House) and continue to follow the road round into Ivy Road., taking the fourth turning on the right onto Palmerston Road, then first right onto Arlington Drive. Follow the road round to the left where the property can be located on the left hand side.

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL 14'02 x 5'10

With tiled floor, contemporary radiator, stairs to first floor.

WC

With low level WC, corner wash hand basin, tiled floor.

LIVING ROOM 11'09 (into bay) x 10'11

With part bay window, radiator.

LIVING/DINING/KITCHEN 20'04 x 15'07

Generous L-shaped room with a range of fitted kitchen units including base cupboards and drawers, wall cupboards and worktops, tiled splashbacks, composite one and a half bowl sink and drainer unit with mixer tap, integrated fridge freezer, dishwasher, oven/grill, microwave oven, island unit with ceramic induction hob and contemporary extractor hood, integrated wine fridge, breakfast bar, three contemporary radiators. The living area has a wall recess for TV, the dining area is located beneath two large skylights and has bi-fold doors leading onto the decked terrace.

PLAYROOM 15'07 x 6'02

With LVT flooring, contemporary radiator, leading to:

UTILITY ROOM 7'07 x 5'04

With fitted units including base cupboards and work tops, composite sink and drainer unit, full height cupboard housing gas boiler, wall cupboards, plumbing for washing machine, LVT flooring:

STUDY/OFFICE 7'10 x 5'03

With LVT flooring, contemporary radiator.

FIRST FLOOR

LANDING

BEDROOM ONE 11'01 (into bay) x 10'10

With part bay window, contemporary radiator.

BEDROOM TWO 12'05 x 10'10

With contemporary radiator.

BATHROOM/WC 7'07 x 5'11

With panelled bath with overhead rainfall head shower and separate attachment, vanity wash hand basin with drawers below, low level WC, heated towel rail, tiled floor, part tiled walls.

BEDROOM THREE 9'07 x 5'04

With contemporary radiator.

DRESSING ROOM/BEDROOM FOUR 7'0 x 6'0

With radiator.

SHOWER ROOM/WC

With walk-in shower with rainfall head and separate attachment, vanity wash hand basin with drawers below, low level WC, heated towel rail, tiled floor, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

Tenure

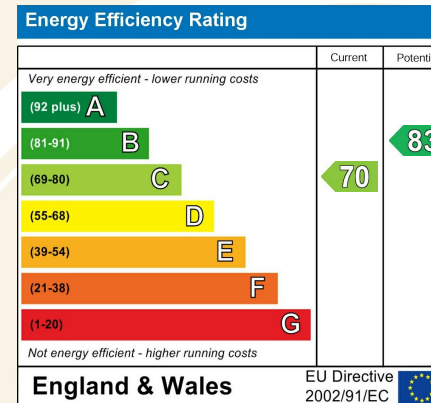
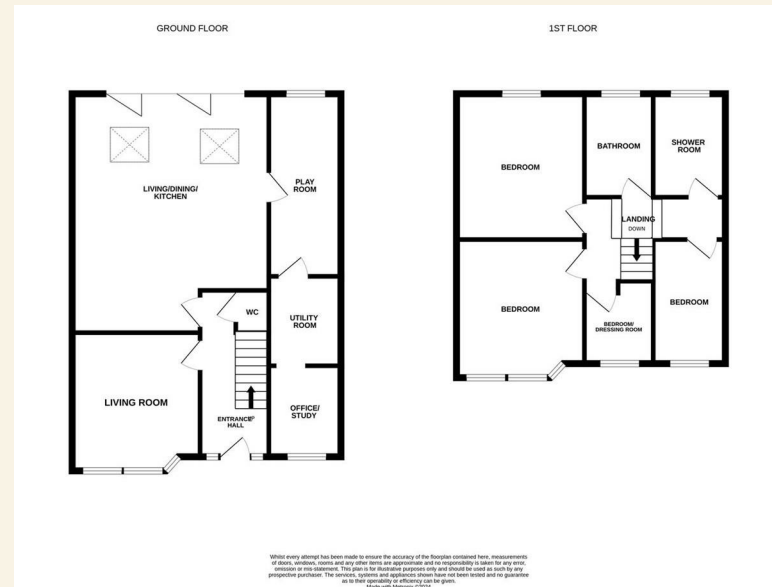
Freehold. Interested purchasers should seek clarification of this with their solicitors.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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MISDESCRIPTIONS ACT 1967

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