



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

44, Barber Street, Macclesfield, SK11 7HT

A beautifully extended and renovated semi-detached property occupying a delightful cul-de-sac location within walking distance of both Macclesfield Golf Club and Macclesfield town centre.

Guide Price £343,000

Constructed of brick, this beautifully extended and renovated semi-detached property offers the discerning purchaser a wonderful home enjoying a quite cul-de-sac location within walking distance of Macclesfield Golf Club. The accommodation briefly comprises an enclosed porch, 16ft lounge with media wall, a superb 21ft living family kitchen enjoying New Range high gloss units with matching central island and an abundance of built-in appliances with patio doors to the garden. To the first floor the landing allows access to three good sized bedrooms and a well appointed shower room/WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely home.

The property occupies a slightly elevated location and enjoys a small gravelled forecourt with adjacent driveway allowing ample hardstanding for a number of motor vehicles and easy access to the detached garage. There is a flagged courtyard to the rear with steps up to a terraced garden.

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 30 minutes drive of the property.

Directions: From the traffic lights on the Silk road adjacent to Arighi Bianchi furniture store head towards Leek passing through two further sets of traffic lights turning left in Windmill Street.

Continue up Windmill Street bearing left opposite the park into Barber street where the property can be found ahead of you.

ACCOMMODATION

GROUND FLOOR

LOUNGE 16'10" x 14'8"

With radiator, under stairs storage, stairs to first floor, media wall, double doors leading to:

LIVING FAMILY KITCHEN 21'3" x 17'

Enjoying a new range of high gloss units, including base cupboards and drawers, wall cupboards and granite worktops, matching central island with bench seat, one and a half bowl sink unit, electric hob with extractor hood, microwave, double oven/grill, fridge and freezer, wine fridge, dishwasher, washing machine, dining/seating area, patio doors to garden.

FIRST FLOOR

LANDING

With access to roofspace with slingsby ladder, linen cupboard.

BEDROOM 1 13' x 10'9" (overall)

With radiator, fitted wardrobes and doors.

BEDROOM 2 13'1 x 9'10"

With radiator.

BEDROOM 3 7' x 6'11"

With radiator.

SHOWER/WC

With shower cubicle, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail., fitted shelving.

OUTSIDE

DETACHED GARAGE 17' x 9'5"

With up and over door, door to garden, power and light.

Tenure:

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

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

**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	

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