



**GASCOIGNE  
HALMAN**

4 PARK BROOK ROAD, PARK BROOK ROAD,  
MACCLESFIELD EPC: D COUNCIL TAX BAND C

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THE AREAS LEADING ESTATE AGENT





## 4 PARK BROOK ROAD, PARK BROOK ROAD, MACCLESFIELD EPC: D COUNCIL TAX BAND C

**437,000.00**

**This house really has been transformed by the current owners with a large extension to the rear and a one bedroom brick built annex in the garden. Beautifully presented throughout with a large open plan family room/dining kitchen, three/four bedrooms and three bathrooms. Viewing recommended**



- A Simple Stunning Three/Four Bedroom, Three Bathroom Semi Detached Family Home
- Greatly Extended Accommodation To The Rear
- Large Open Plan Family Room And Dining Kitchen With Two Sets Of Bi Folding Doors
- Great Location In Macclesfield
- One Bedroomed Annexe In The Garden
- Oak Framed Covered Outside Dining Area
- Beautifully Presented Throughout
- Master Bedroom With En-suite





An absolutely stunning, greatly extended, three bedroom, two bathroom semi detached family home. With a brick built annexe having its own bathroom, ideal as a fourth bedroom/guest suite/ home office. As you walk around this house you will see no stone has been left unturned to create this fabulous home with a large rear extension, fabulous covered alfresco dining area, good amounts of off road parking and private gardens.

In brief the accommodation has an entrance porch, opening through into the hallway with stairs to the first floor, under stairs storage cupboard, oak doors and a cloakroom WC. The living room has oak flooring, a feature fireplace and a bay window to the front. To the rear of the house it has been vastly extended to create this fabulous open plan space of which comprises of a sitting room with an attractive fireplace housing a wood burning stove with bespoke fitted units, the dining area with bi folds onto the garden.

This in turn opens straight through into the fantastic kitchen which is attractively fitted in a matching range of units with Neff integrated appliances and further bi folds onto the garden, there is a Velux window making all this area very light.

Off the kitchen there is a useful utility room, which has plumbing and housing for a washing machine and tumble dryer.

On the first floor there's a landing with three bedrooms, the master being fitted in a range of units, there is a staircase up to the next floor which gives access through into the en-suite shower room and dressing room with built in wardrobes. There are two further bedrooms, the second one again having fitted wardrobes and views to the rear. The bathroom is beautifully fitted in a four piece suite, walk-in shower, jacuzzi bath, fully tiled walls and floor.

Outside, the garden has a brick built annexe, access via double doors to a bedroom area with oak flooring, with an en-suite shower room - beautifully fitted. The other part of the annexe is a large walk-in store, this could be turned into a kitchen off the annexe if required. To the rear of the annexe is large covered storage with lighting. The garden has been fantastically landscaped, there is a fabulous oak framed, glass roofed covered dining area with seating. There is a built in BBQ with fridge and storage, again having a glass roof. Indian stone patio, lovely raised borders with lighting and a feature pond. To the front the driveway provides parking for several vehicles.

#### DIRECTIONS

Postcode For Satnav: SK11 8QH

#### TENURE

Freehold

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

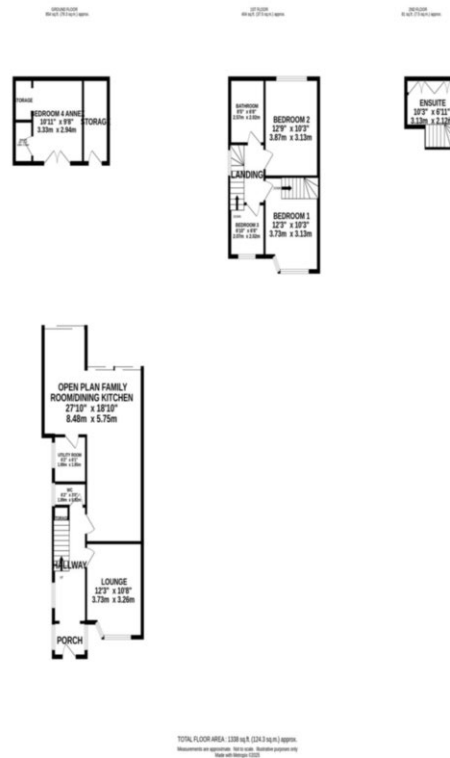
#### LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### LOCAL AUTHORITY & EPC

Cheshire East Band C

EPC: TBC



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