



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 33, Rising Sun Road, Gawsworth, Cheshire, SK11 7UZ

A beautifully updated and extended semi detached property enjoying landscaped larger than average gardens.

**Guide Price £299,950**

Constructed of brick with part recently rendered elevations, this magnificent property offers the discerning purchaser a beautiful home occupying a popular residential location in the parish of Gawsworth, with views towards the Macclesfield hills. The accommodation briefly comprises on the ground floor: Enclosed porch, 17ft lounge, a magnificent 21ft living family kitchen enjoying modern Shaker style units with hardwood worktops and built-in appliances. Whilst to the first floor the landing allows access to two good sized bedrooms, a study/occasional bedroom and a well appointed bathroom/w.c. A gas fired central heating system is installed.

An internal inspection is highly recommended to appreciate the size and space of this wonderful family home.

The larger than average gardens have been recently landscaped and enjoy lawns, borders, shrubs, mature trees, fruit garden, decking and good sized stone flagged patio area. To the front the block paved driveway allows ample hard-standing for motor vehicles.

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.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

#### LOUNGE 17'6" x 11'1"

With radiator, integrated log/coal burner, stairs to first floor.

#### LIVING FAMILY KITCHEN 21'0" x 16'10"

With range of modern Shaker style units with hardwood worktops, 6 ring Range Master with extractor hood, American fridge freezer, Belfast sink, AEG dishwasher, 3 contemporary radiators, sitting area, dining area, under-stairs cupboard with gas boiler, atrium, double French doors leading to the rear garden.

### FIRST FLOOR

#### LANDING

With access to roof space.

#### BEDROOM 1 11'3" x 11'0"

With radiator.

#### BEDROOM 2 11'0" x 9'10"

With radiator, delightful views.

#### STUDY/OCCASIONAL BEDROOM 6'0" x 6'0"

Enjoying delightful views.

#### BATHROOM/WC

With panelled bath with shower attachment, vanity wash hand basin with store cupboards below, low level w.c, part tiled walls, radiator/towel rail.

#### OUTSIDE

Gardens as previously mentioned.

#### ATTACHED WORKSHOP 12'0" x 6'10"

With plumbing for washing machine, power and light.

#### ALL WEATHER SHED (Lifetime Plastic Shed)

#### NB:

There is a 5 year warranty on the render. 10 year warranty on the roof insulation.

#### 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		85
(81-91) B		68
(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	

**PRESTBURY OFFICE:**  
THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

**HEAD OFFICE:**  
16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445



#### MISDESCRIPTIONS ACT 1967

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