



5 Harrington Drive, Gawsworth, Macclesfield, Cheshire, SK11 9RD

Asking Price £510,000

- A generously proportioned three bedroom detached family home
- Contemporary kitchen, useful utility, WC and stylish three piece bathroom
- Beautifully landscaped rear garden with a patio and lawned area
- Spacious lounge, separate dining room and conservatory
- Well maintained front lawn and off road parking plus a garage
- No onward chain

5 Harrington Drive, Macclesfield SK11 9RD

A generously proportioned three-bedroom detached family home, ideally located in one of Macclesfield's most desirable areas. This attractive property is conveniently positioned within close proximity to a wide range of local amenities, well regarded schools, and excellent recreational facilities.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge, separate dining room, a large and airy conservatory, a contemporary kitchen, and a useful utility room. Upstairs, the first floor offers three well sized bedrooms and a stylish three-piece family bathroom.

Externally, the property boasts a well-maintained front lawn and ample off-road parking, which extends to a single garage. To the rear, one of the standout features is the beautifully landscaped garden, complete with a generous patio area and a charming summerhouse, perfect for outdoor entertaining or relaxation.



Council Tax Band: E



Driveway

On approach there is a lawned garden with stocked borders, ample off road parking which extends to a good size garage – with an up and over door, power and light.

Entrance Porch

7'1" x 5'1"

With an inner door through to the entrance hall. WC situated off the entrance porch having a WC and wash hand basin plus a cloaks storage cupboard and double glazed window.

WC

4'3" x 6'1"

Wash hand basin plus a cloaks storage cupboard and double glazed window.

Entrance Hall

7'1" x 12'1"

Stairs to the first floor landing, Radiator.

Lounge

18'4" x 12'1"

Large formal lounge with a double glazed window to front, gas fire set in a complementary fireplace, radiator.

Dining Room

11'4" x 8'2"

Sliding patio door through to the conservatory, radiator, door to kitchen.

Conservatory

11'3" x 11'4"

A large conservatory having double glazed windows and double doors leading out to the rear patio and garden.

Kitchen

14'0" x 8'2"

Modern range of wall, base and drawer units, contrasting work surfaces, single drainer sink unit with a mixer tap over, integrated electric oven, gas

hob and an extractor, integrated dishwasher, door to utility room and double glazed window to rear looking out onto the garden.

Utility room

12'0" x 6'4"

Double glazed window and door to rear garden, door to garage, wall mounted gas central heating boiler.

First Floor Landing

15'11" x 9'1"

Double glazed window to rear, access to the loft space.

Bedroom 1

14'10" x 11'2"

Double glazed windows to front, radiator.

Bedroom 2

10'6" x 11'2"

Double glazed window to front, radiator, stairwell storage cupboard.

Bedroom 3

9'5" x 9'1"

Double glazed window to rear, built in cupboard, radiator.

Bathroom

7'4" x 5'3"

Three piece suite comprising, panel bath, shower screen and an electric shower, WC and wash hand basin, part tiled walls, radiator, built in cupboard, double glazed windows to rear. =

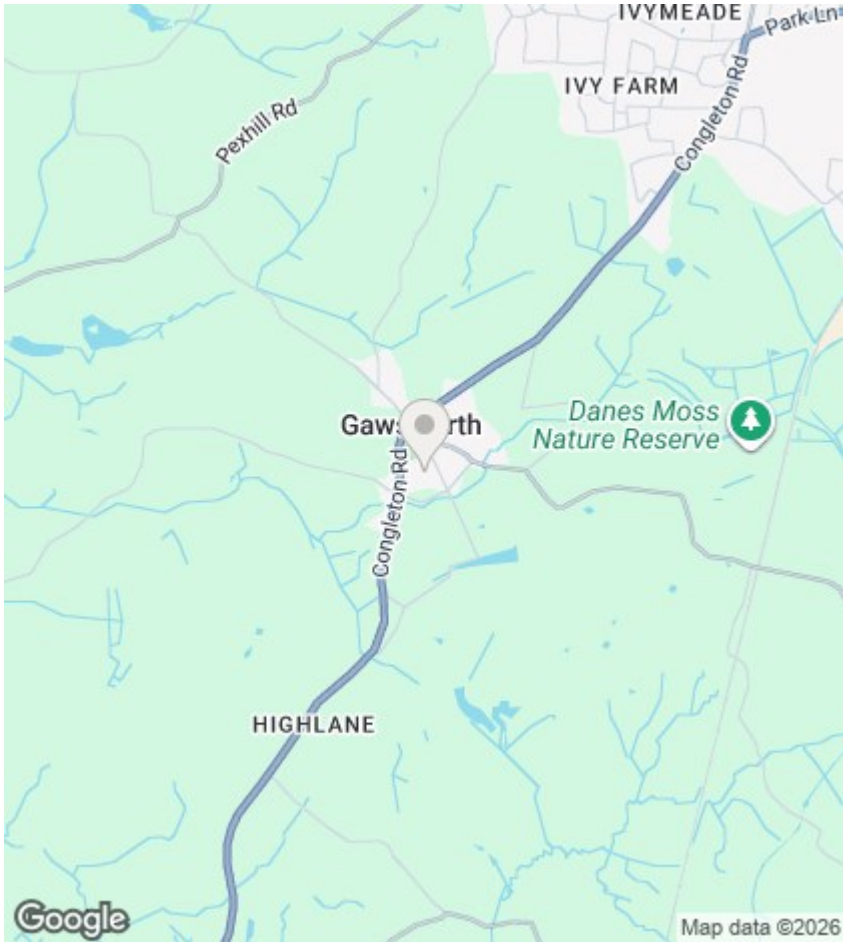
Rear Garden

To rear there is a laid to lawn garden with a large patio area, paved walkway and summer house.

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are







Directions

From this office turn right opposite the railway station onto Sunderland Street. Proceed through the traffic lights onto Park Street and straight across the mini roundabout into Park Lane. Continue along this road at the junction with the Flower Pot Public House and turn left onto Congleton Road. Follow this road for around two miles, turning left at the crossroads into Church

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1498 sq.ft. (139.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee