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Est. 1931
**Whittaker
& Biggs**

6 NEWQUAY DRIVE
MACCLESFIELD
CHESHIRE
SK10 3NQ



This semi-detached home is located just off Whirley Road within the popular Broken Cross area of Macclesfield. The property offers good value given that it benefits from a two storey side extension, which provides an additional ground floor study/ guest bedroom with an adjoining en-suite shower room/wc. The extension has also considerably enhanced the size of the original third bedroom on the first floor – creating a very spacious double bedroom, instead of the usual box room. In brief the accommodation comprises; entrance hallway, 16ft living room, dining room, kitchen, study/guest bedroom four with en-suite shower room, landing, three DOUBLE bedrooms and a family bathroom. To the rear there is an enclosed garden, which is laid to lawn and has a good sized patio area. To the front is a double driveway. The vendor of this property may consider a part exchange arrangement for a smaller house within the Broken Cross area.

- A three/four bedroom extended semi-detached home
- Located on the ever popular 'Greenside' development just off Whirley Road close to Whirley School.
- A ground floor bedroom with en-suite (currently used for as a therapy suite)
- 16ft Living room and separate dining area
- Fitted kitchen and a bathroom with white suite
- Enclosed rear garden
- Double width driveway

£189,950

www.whittakerandbiggs.co.uk

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ENTRANCE HALL

Upvc front door, radiator, wood effect laminate floor.

LIVING ROOM

15'11" x 11'0" (4.85m x 3.35m)

Double glazed bow window to the front elevation, living flame pebble effect gas fire with a marble effect fire surround/hearth and wooden mantle, three wall light points, radiator and wood effect laminate floor.



DINING ROOM

8'3" x 7'2" (2.51m x 2.18m)

Double glazed bow window to the rear elevation, radiator and wood effect laminate floor.



KITCHEN

11'6" x 8'3" (3.51m x 2.52m)

Double glazed window to the rear and double glazed door to the rear, fitted kitchen units to base and eye level, stainless steel sink unit with drainer and mixer tap, integrated four ring gas hob, built in oven, space for ample kitchen appliances, tiled splash-backs and vinyl floor.



STUDY/GUEST BEDROOM FOUR

10'11" x 6'2" (3.33m x 1.88m)

Double glazed window to the front elevation, radiator, wood effect laminate floor.

EN-SUITE SHOWER ROOM/WC

Double glazed window to the rear elevation, white suite comprising of wash basin with tiled splash-backs, low level wc and a shower enclosure with power shower, radiator, vinyl floor and extractor fan.

LANDING

Loft access, double glazed window to the side elevation and wood effect laminate floor.

BEDROOM ONE

13'11" x 7'9" (4.24m x 2.36m)

Double glazed window to the front elevation, radiator and wood effect laminate floor.



BEDROOM TWO

10'4" x 7'8" (3.15m x 2.34m)

Double glazed window to the rear elevation, radiator and wood effect laminate floor.



BEDROOM THREE

15'2" x 13'4" (4.62m x 4.06m) MAXIMUM DIMENSIONS L SHAPED ROOM

Two double glazed windows to the front elevation, one double glazed window to the rear, airing cupboard, two radiators and wood effect laminate floor, tv aerial point.



BATHROOM

Double glazed window to the rear elevation, white bathroom suite comprising of panelled bath with shower unit over, low level push button wc and wash basin with vanity storage cupboard unit below, part tiled walls and extractor fan.

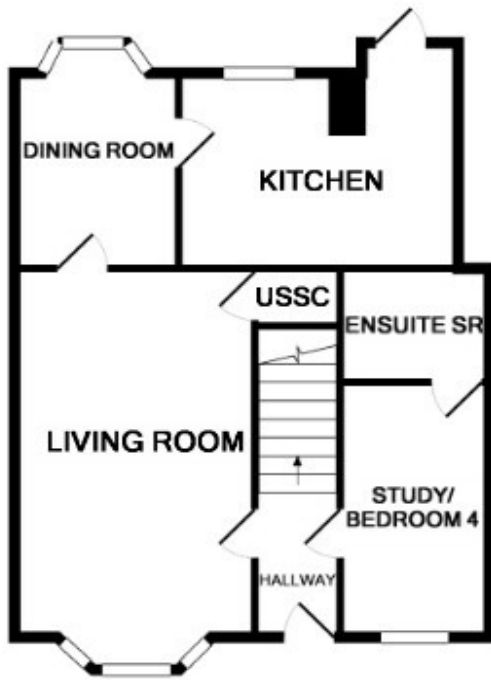


OUTSIDE

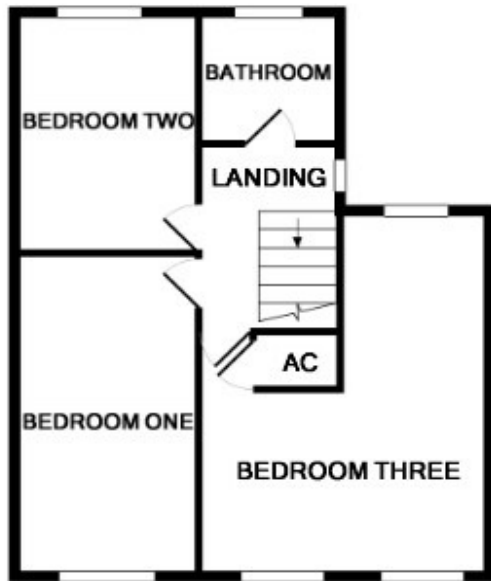
To the rear of the property there is a lawned garden, a good sized patio area and a steel garden shed providing handy storage.



FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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ENERGY RATING

Band D

DIRECTIONS

Proceed out of Macclesfield along Chester Road. At the Broken Cross round about proceed straight over. Then take the first turning on the right into Whirley Road. Continue along this road for a short distance before turning right onto Newquay Drive. The property is then on the left.

VIEWINGS

Strictly by appointment through the sole agents on **01625 430044**.

NOTE

The agent has not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for their purpose. Neither had the agent checked the freehold/leasehold status of the property. The agent would also point out that the majority of photographs used on their sales particulars and window displays are taken with non-standard lens. Whittaker & Biggs for themselves and for the vendors or lessors of this property, whose agents they are, do give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property.

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