



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

15, Farmfield Drive, Macclesfield, SK10 2TJ

A substantial four bedroomed detached family property occupying a quiet cul-de-sac location with a private enclosed rear garden and single garage.

£437,500

Constructed of brick, this substantial detached property offers the discerning purchaser a family home occupying a quiet cul-de-sac location in need of some updating. In brief the property comprises on the ground floor entrance hall, cloakroom, lounge, dining room open to the conservatory, kitchen with utility area. At first floor level the landing allows access to four bedrooms one with en-suite and a family bathroom.

Outside to the rear the garden is partly laid to lawn with borders, shrubs, mature trees, has a decked seating area and paved patio all of which are fully enclosed. To the front there is a driveway providing parking for two motor vehicles leading up to a single garage with an adjacent lawned area.

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 10 minutes and 30 minutes drive of the property.

Directions:

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off, wood floor, understairs storage cupboard, double radiator, built in cupboard.

CLOAKROOM

With low level WC, wall mounted wash hand basin with mixer tap.

LOUNGE 18' x 11'10

Attractive fireplace with inset gas fire, double radiator, two wall lights.

DINING ROOM 13'2 x 9'8

Double radiator, wood effect floor, open to:

CONSERVATORY 11'8 x 10'5

Wood effect floor, French doors to outside, double radiator.

KITCHEN 10'7 x 8'9

With an excellent range of base, eye level and drawer units, circular stainless steel sink unit and drainer with mixer tap, integrated Neff dishwasher, built in electric oven, five ring gas hob with extractor hood over, integrated fridge, Neff built in microwave, attractive working surface with butchers block, tiled floor, part tiled walls, open to:

UTILITY ROOM 12'11 x 7'6

With a range of base and eye level units, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, space for freezer, part tiled walls, tiled floor, door to outside, door to garage.

FIRST FLOOR

LANDING

Access to loft, single radiator.

BEDROOM ONE 13'5 x 10'

Single radiator.

EN-SUITE

Comprising shower cubicle, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, part tiled walls, tiled floor.

BEDROOM TWO 11'8 x 9'4

Single radiator.

BEDROOM THREE 8'1 x 7'11

Single radiator.

BEDROOM FOUR 8'9 x 6'10

Single radiator.

BATHROOM

Panelled bath with side screen over, low level WC, pedestal wash hand basin, with mixer tap, part tiled walls, tiled floor, single radiator.

GARDENS

As previously mentioned.

GARAGE 17'9 x 8'4

Electric light and power, up and over door, wall mounted gas fired central heating boiler, meters.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

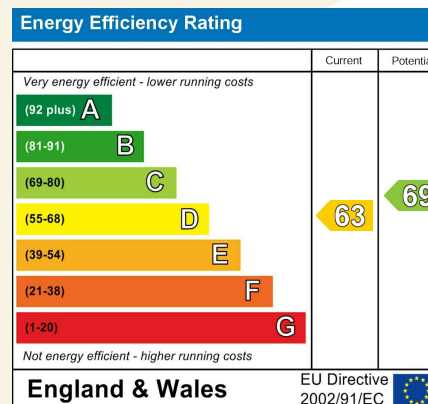
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E



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