

**FOR SALE**

**Rooftops**

**Sales Letting & Management**



## **Thirlmere, Macclesfield, SK11**

**SEMI DETACHED**

**THREE BEDROOMS**

**ENCLOSED GARDEN**

**GARAGE AND DRIVEWAY PARKING**

**\*NO CHAIN\***

**CATCHMENT AREA FOR GOOD SCHOOLS**

### **Description**

A well presented, three bedroom semi detached property offering spacious accommodation making the ideal family home. Property situated in a popular residential area within easy reach of the town centre, local amenities and good catchment area for schools. In brief, accommodation comprises:- entrance/hallway, lounge, large family room with patio doors leading to rear garden, modern fully fitted dining kitchen with gas hob and electric oven, downstairs W.C. To the first floor:- Master bedroom with fitted wardrobes, further double bedroom, single room/study, bright and airy bathroom with jacuzzi bath and shower. Lawned garden to the front and attractive enclosed patio garden with rockery and small pond to the rear. Garage and driveway parking.

Asking Price

**£230,000**

**Sell with confidence, sell your property with Rooftops**

## GROUND FLOOR

### ENTRANCE / HALLWAY

Double glazed uPVC door to front aspect, radiator, power points.

### LOUNGE

4m 15cm (13' 7.3') x 3m 80cm (12' 5.6')

Double glazed uPVC window to front aspect, feature coal effect fire with wooden surround and tiled hearth, radiator, power points, TV aerial / Virgin Media point.

### SITTING / FAMILY ROOM

4m 80cm (15' 8.9') x 3m 01cm (9' 10.5')

Large family room with archways leading through to kitchen area and playroom/sunroom, laminate flooring, power points. Useful under-stairs cupboard housing gas/electric meters and fusebox, Door accessing Lobby.

### PLAYROOM / SUNROOM

2m 32cm (7' 7.3') x 2m 10cm (6' 10.6')

Double glazed uPVC patio doors leading to enclosed rear garden. Laminate flooring.

### DINING KITCHEN

4m 56cm (14' 11.5') x 3m 09cm (10' 1.6')

Double glazed uPVC window to rear aspect. Wall and base units, stainless steel sink with single drainer and mixer tap. Gas hob, electric oven, extractor, plumbing for washing machine and space for a fridge freezer. Laminate flooring, radiator, power points. Glow-worm combi boiler.

### LOBBY

2m 09cm (6' 10.2') x 1m 16cm (3' 9.6')

Double glazed uPVC door to front aspect, radiator, laminate flooring. Door leading to cloakroom/ W.C.

### DOWNSTAIRS W.C

Double glazed uPVC window to side aspect, radiator, white low level W.C and hand basin.

## FIRST FLOOR

### STAIRS / LANDING

Double glazed uPVC window to side aspect, access to loft

### BEDROOM ONE

3m 96cm (12' 11.9') x 2m 64cm (8' 7.9')

Double glazed uPVC window to front aspect, fitted wardrobes, radiator, power points.

### BEDROOM TWO

3m 43cm x 2m 64cm (8' 7.9')

Double glazed uPVC window to rear aspect, radiator, power points

### BEDROOM THREE

2m 90 cm (9' 6.1') x 2m 06cm (6' 9.1')

Double glazed uPVC window to front aspect, radiator, airing cupboard housing water tank, power points.

### BATHROOM

2m (6' 6.7') 02 x 1m 86cm (6' 1.2')

Double glazed uPVC frosted window to rear aspect. White kidney shaped Jacuzzi bath with glass shower screen, round counter top hand basin and low level W.C. Tiled walls and slate effect tiled flooring.

### OUTSIDE

Lawned garden to the front shrubs and fenced borders. Attractive enclosed patio garden with rockery and small pond to the rear. Garage and driveway parking at rear..

## Floorplans

