



6 Fallibroome Road, Macclesfield, SK10 3LD

A prime residential area given its abundance of established properties. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Enjoying a favourable position set back from the road behind a driveway and front garden, the property in brief comprises; entrance hallway, bay fronted dining room, living room featuring a living flame gas fire and breakfast kitchen with rear porch allowing access to the South/Westerly facing garden. To the first floor are three double bedrooms and family bathroom. Externally there is off road parking to the side which leads to the detached garage with a courtesy gate to the garden and a pathway leading around to the front of the property. The South/Westerly facing rear garden is well maintained being laid mainly to lawn with a flagged patio/seating area and hedging to the perimeter.

£299,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Fallibroome Road is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross" and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The hospital and leisure centre are also within close proximity to the property. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Prestbury Road, turn left at the mini roundabout onto Victoria Road, passing Macclesfield General Hospital on the left hand side. Continuing straight across at the next roundabout onto Fallibroome Road, the property can be found after a short distance on the right hand side.

Entrance Hallway

Accessed via a composite front door is a pleasant hallway with feature curved wall. Stairs to the first floor. Under stairs storage cupboard. Radiator.

Dining Room

14'1" into bay x 11'11 max

Spacious reception room with double glazed bay window to the front aspect. Wooden floorboards. Ceiling coving. Ceiling rose. Radiator.

Living room

16'4" into bay x 11'11 max

Decorated in neutral colours with double glazed French doors to the garden. Coal effect living flame gas fire. Ceiling coving. Radiator.

Breakfast Kitchen

Fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker with extractor hood over. Space for a washing machine, fridge and freezer. Tiled floor. Breakfast bar with stool recess. Two double glazed windows to the side aspect. Radiator.

Rear Porch

Built in storage cupboard housing a Vaillant boiler. Additional built in unit. Double glazed door to the rear aspect.

Stairs To The First Floor

Turning staircase to the first floor with double glazed window to the front and side aspect. Access to the loft space. Original wooden doors to the bedrooms and bathroom. Radiator.

Bedroom One

13'0" x 9'7" to wardrobe fronts

Double bedroom fitted with a range of wardrobes with mirrored sliding doors. Ceiling coving. Double glazed window to the rear aspect. Radiator.

Bedroom Two

11'7" x 11'11 max

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three

10'8" x 9'5"

Double bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath, separate shower, push button low level WC and vanity wash hand basin. Ladder style radiator. Tiled floor and part tiled walls. Recessed ceiling spotlights. Two double glazed windows to the rear aspect.

Outside

Driveway

A driveway to the side provides off road parking and leads to the detached garage. A courtesy gate allows access to the rear garden with a path leading around to the front of the property.

Detached Garage

9'7" x 14'8"

Up and over door. Power and lighting. A courtesy door to the rear.

Gardens

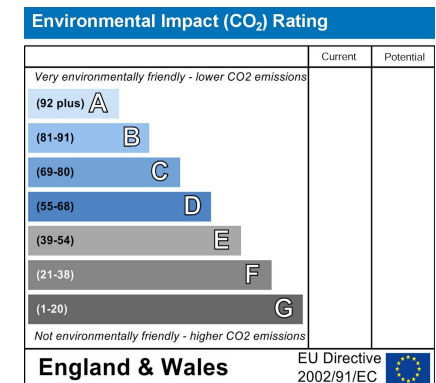
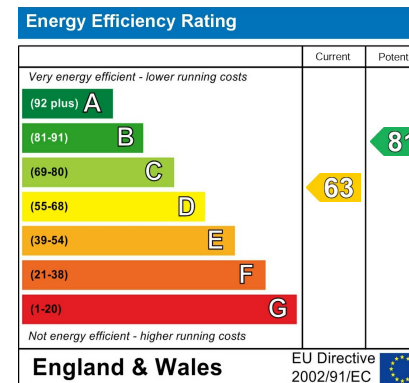
The property is set back behind a lawned front garden which sweeps around to the side with hedging providing a degree of privacy. The South/Westerly facing rear garden is well maintained being laid mainly to lawn with a flagged patio/seating area and hedging to the perimeter. A courtesy gate to the driveway.

Tenure

The vendor has advised that the property is Freehold.

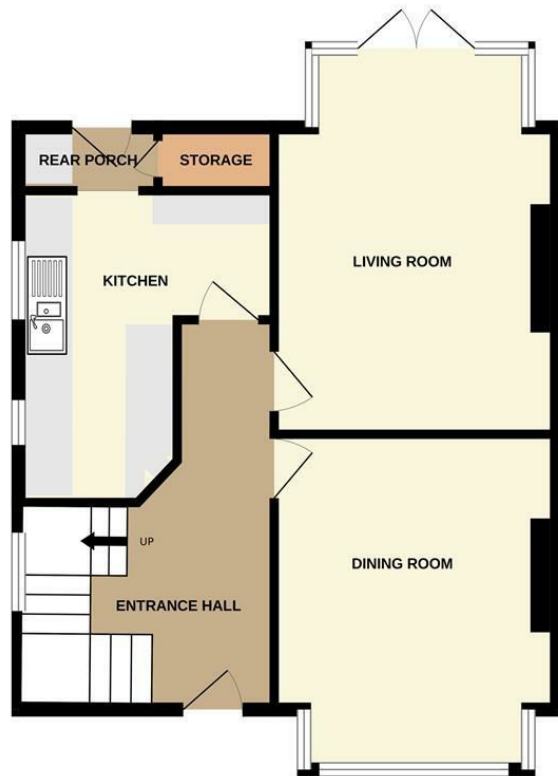
The vendor has also advised that the property is council tax band D.

We would advise any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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