

# 12 Arlington Drive

Macclesfield, SK11 8QL



*mosley jarman*





**12 Arlington Drive, Macclesfield,  
SK11 8QL**

## **Offers In The Region Of**

**£350,000**

A bay fronted three bedroom semi detached property situated on a quiet yet convenient location. The interior provides a truly lovely home and in brief comprises of an entrance hall with stairs to first floor, open living dining room with feature gas living flame stove and uPVC double glazed sliding doors to the garden, modern kitchen opening to the breakfast area (fitted with a range of base and wall mounted units with work surfaces over. Inset one and a quarter stainless steel "Franke" sink unit with mixer tap and drainer. Integrated four ring "Franke" induction hob with "Franke" extractor hood over and "Franke" oven below. Integrated dishwasher. uPVC double glazed window overlooking the rear garden. Recessed ceiling spotlights. and door through to the utility room) and utility room (with base units with work surfaces over and space/plumbing for washing machine. Stainless steel "Franke" sink with mixer tap. uPVC double glazed window to front aspect. Wall mounted "Vaillant" boiler). To the first floor are three bedrooms (two spacious doubles, one with a range of made to measure bespoke fitted wardrobes to one wall) and a modern bathroom (fitted with a white suite comprising; P shape panelled bath with shower above and screen to the side, push button low level WC and vanity wash hand basin with chrome mixer tap and heated lit mirror with integral bluetooth speakers. uPVC double glazed frosted window to the rear. Chrome ladder style heated towel rail. Recessed ceiling spotlights). The landing provides access to the partially boarded loft space via pull down wooden ladder. Th property has recently benefitted from new carpets/flooring/plastering in the bedrooms and hall stairs and landing. N.B Under the Estate Agents Act 1979 it is our duty to inform you that our client selling this property is a member of staff at Mosley Jarman.

- Situated on a quiet yet convenient cul-de-sac
- Within walking distance to Macclesfield town centre & the train station
- Open plan living/dining room
- Two double bedrooms
- Westerly facing garden
- Off road parking
- Potential for extension STPP





### The Location

The property is situated on a quiet residential cul-de-sac within a short walk of the town centre, train station, Macclesfield District General hospital, West Park, & St. Johns C of E Primary School, and is within a short drive to the Silk Road and the A34 bypass.

Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. 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.

### The Grounds & Gardens

A block paved driveway to the front provides off road parking for several

vehicles. Outside tap.

A private Westerly facing garden mainly laid to lawn and coupled with a stylish stone patio, ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden. At the end of the rear garden, there is a wooden pergola and porcelain tiled patio surrounded by railway sleeper beds. Outside tap and power point.

### Important Information

Council tax band: D

EPC grade: D

Tenure: Freehold

Flood Risk: Very low risk of surface water flooding & flooding from rivers & seas.

Postcode: **SK11 8QL**

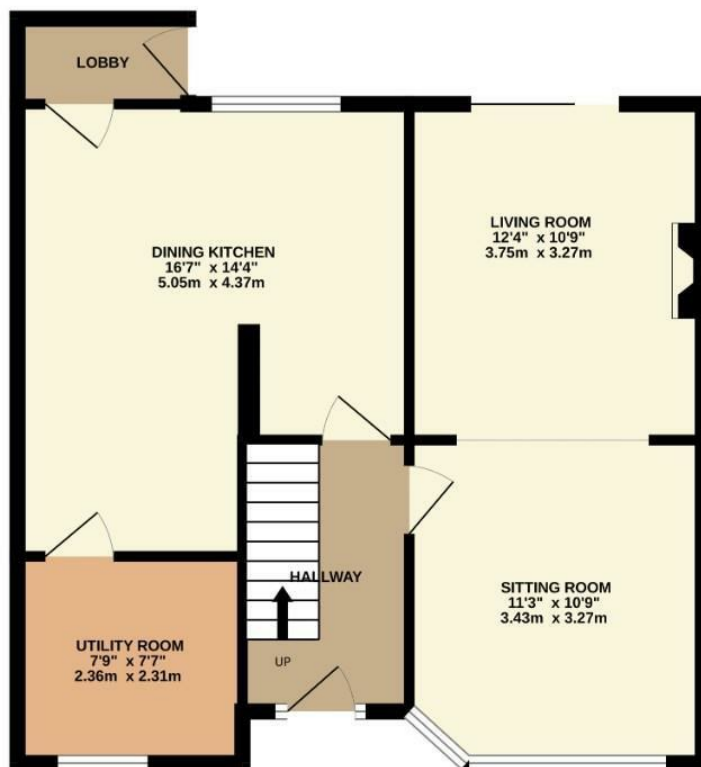
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Council Tax Band: **D**

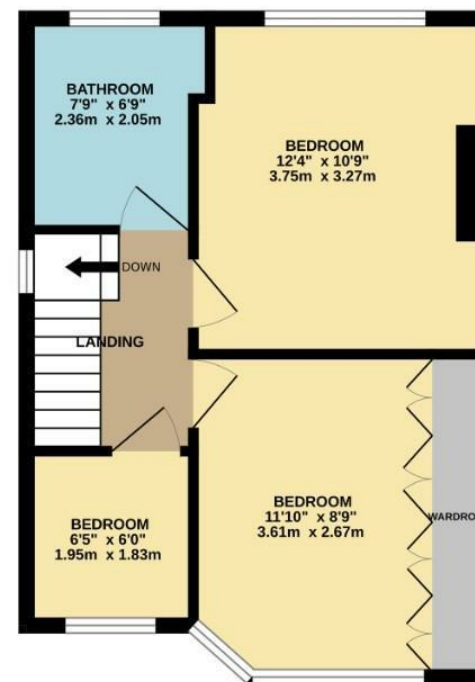
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



FIRST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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 as to their operability or efficiency can be given.

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