



55 Wightman Avenue, Macclesfield, SK10 3GT  
£530,000

PROPERTY  
PERSPECTIVE

## The Property Perspective

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### GROUND FLOOR

#### Lounge 11'6" x 19'2" (3.53m x 5.85m)

High quality Amtico flooring with square bay fronted window and shutter blind

#### Kitchen/diner 10'11" x 22'2" (3.33m x 6.77m)

High quality Amtico flooring with patio doors leading to the rear garden and curtains. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and wine-cooler

#### Utility 6'11" x 5'9" (2.12m x 1.76m)

High quality Amtico flooring with plumbing for washing machine

#### WC/cloaks

High quality Amtico flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 11'6" x 16'9" (3.51m x 5.12m)

Carpet flooring with window to the front elevation, curtains and fitted wardrobes

#### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

#### Bedroom 11'6" x 11'4" (3.51m x 3.47m)

Carpet flooring with window to the rear elevation, curtains and fitted wardrobes

#### Bedroom 14'2" x 9'11" (4.33m x 3.04m)

Carpet flooring with window to the front elevation, curtains, blind and fitted storage

#### Bedroom 11'5" x 8'5" (3.50m x 2.59m)

Carpet flooring with window to the rear elevation, blind and fitted wardrobes

#### Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and blind

### EXTERNAL

Beautifully presented and landscaped rear garden, enclosed by panel fencing with laid to lawn and patio area. Large double driveway to the front of the property, leading to a single integral garage.