



53 West Park Drive, Macclesfield, SK10 3FW  
£355,000

### ENTRANCE HALL

Stairs to first floor, laminate flooring

### CLOAKROOM WC

Low level wc, wash hand basin

### KITCHEN AREA

Double glazed window to front, fitted with matching floor and wall units, integrated appliances, tiled surrounds

### LIVING DINING ROOM

Double glazed doors to rear gardens, wood laminate flooring, storage cupboard

### FIRST FLOOR LANDING

Access to all rooms

### BEDROOM

Double glazed window, carpet flooring

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### BATHROOM

Matching white bathroom suite with tiled surrounds

### SECOND FLOOR LANDING

Access to main bedroom

### MAIN BEDROOM

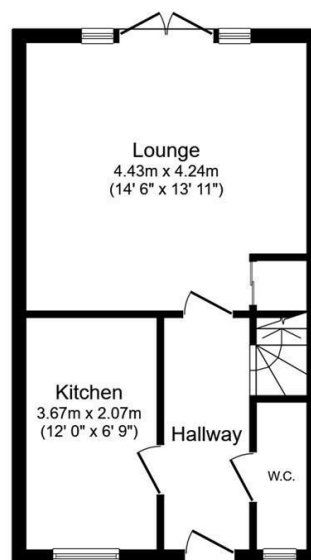
Double glazed velux windows, carpet flooring fitted wardrobe cupboards

### EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

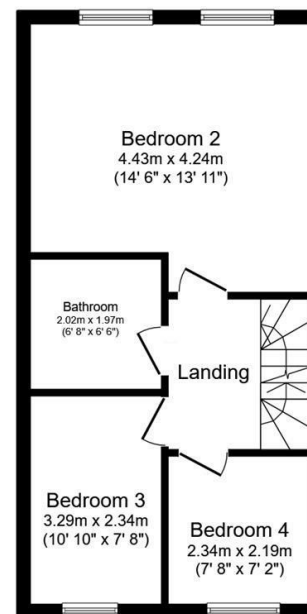
### OUTSIDE

The rear gardens provide high degrees of privacy and are fully enclosed with gated side access. Allocated parking for two vehicles



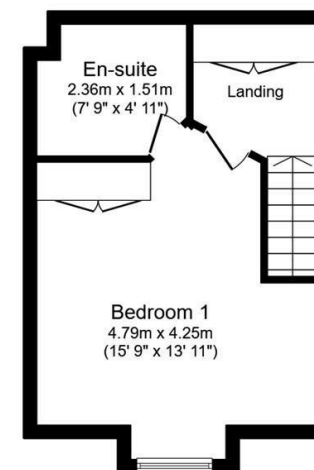
Ground Floor

Floor area 35.5 sq.m. (382 sq.ft.)



First Floor

Floor area 40.6 sq.m. (437 sq.ft.)



Second Floor

Floor area 28.6 sq.m. (308 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)