



53 West Park Drive, Macclesfield

Macclesfield

In Excess of £320,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 53 West Park Drive

Macclesfield, Macclesfield

A beautifully presented four bedroom two bathroom, three story semi detached home situated on this wonderful development close to the Town Centre. Modern Stylish accommodation throughout, lovely private garden and parking.

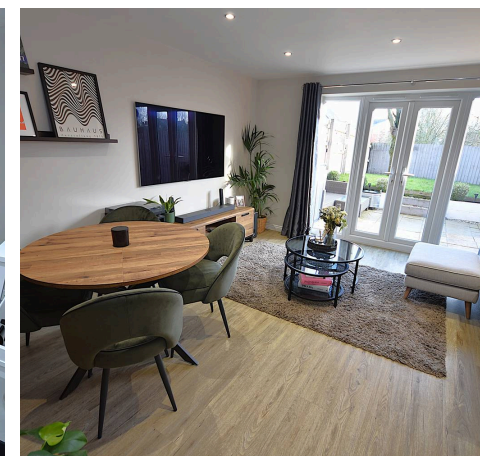
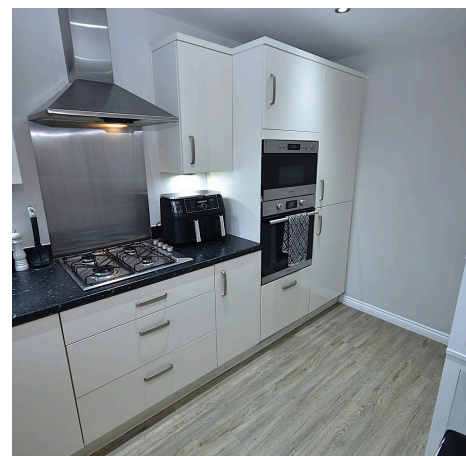
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A Stylish Four Bedroom, Two Bathroom ,Three Story Semi-Detached Family Home.
- Situated In a Very Sought After Location In Macclesfield.
- Impressive Sized Master Bedroom With En-Suite Shower Room.
- Attractively Fitted Breakfast Kitchen With Integrated Appliances.
- Private Garden With A Tree Lined Aspect.
- Beautifully Presented Throughout.



## 53 West Park Drive

Macclesfield, Macclesfield

A beautifully presented four-bedroom, two-bathroom semi-detached property offering spacious accommodation over three floors enjoying parking, good sized private garden and being situated in a convenient sought after location in Macclesfield.

The property in brief comprises of an entrance hall with stairs to the first floor, cloakroom/WC.

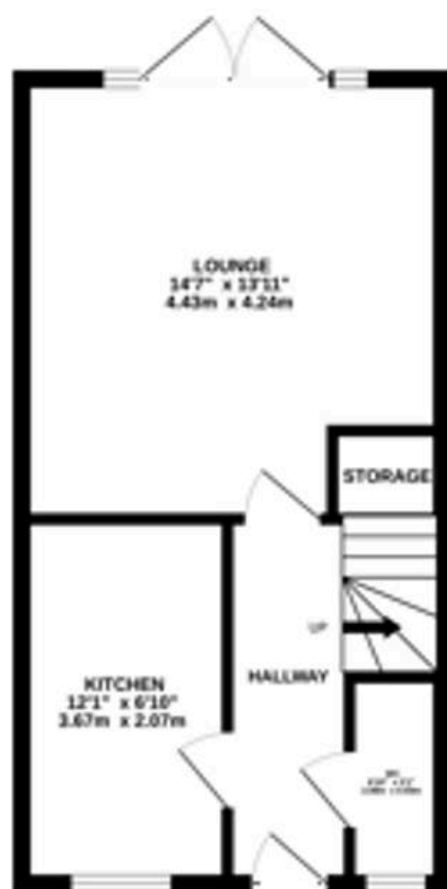
The breakfast kitchen is fitted in a lovely range of cream fronted units, with Hotpoint integrated appliances, window to the front aspect, there is also the gas fired combination boiler hidden away in a matching cupboard. From the hallway gives you access into the good-sized lounge and dining room, French doors and full-length windows taking advantage of the garden and lovely tree lined aspect, throughout the ground floor there is quality vinyl wooden effect flooring.

On the first floor there is the spacious landing with a return staircase giving access to the top floor, there are three bedrooms in total on this floor and a beautifully fitted family bathroom with a shower over the bath. On the top floor there is the landing with a large walk in storage cupboard housing the hot water cylinder, the master bedroom is a fabulous size with a window to the front aspect built in wardrobes with mirror sliding doors the en-suite which its fitted with a three-piece suite and Velux window to the rear.

Outside to the rear is a lovely, enclosed garden laid to lawn, good sized patio, one of the attractions of this house is that its garden is not overlooked and has a tree lined aspect. To the front there is a parking space and further visitor's spaces to the front.



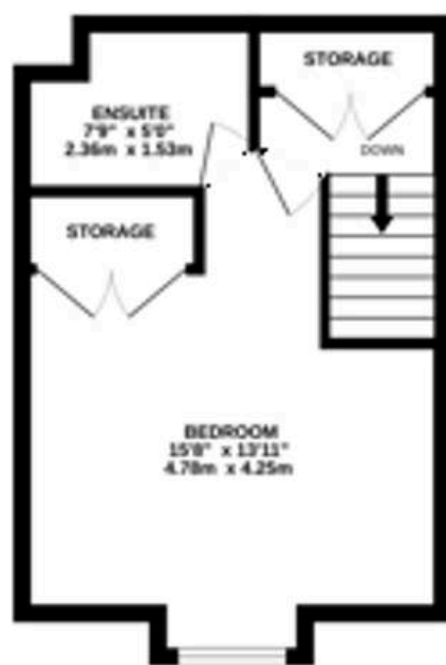
GROUND FLOOR  
370 sq ft (34.3 sqm) approx.



1ST FLOOR  
370 sq ft (34.3 sqm) approx.



2ND FLOOR  
275 sq ft (25.6 sqm) approx.



TOTAL FLOOR AREA: 1014 sq ft (94.2 sqm) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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