



Augusta Drive, Macclesfield,  
Cheshire. SK10 2UR





£540,000

Harvey Scott are pleased to bring to the market this four bedroomed, two bathroomed detached property situated on a large plot of land within a well maintained estate, located in the popular and convenient area of Tytherington. In brief, the property consists of a large entrance hall with stairs to the first floor landing and gives access to a large Reception Room, Downstairs WC, Open Plan Kitchen/Dining Area that leads through to a Utility Room and Conservatory. To the first floor landing, there are four double bedrooms to both front and rear elevation, with an en-suite off the master bedroom and a separate three piece suite Family Bathroom. Externally, the property has a large well maintained garden to both front and rear with mature trees, shrubbery and flower beds. There is an attached Garage and an extensive driveway for up to several vehicles. The property is double glazed and gas central heated throughout. Sold with vacant possession and ready for viewings imminently. To arrange a viewing please call our office on 0161 483 4444.



## Ground Floor

### Entrance Hallway

6' 6" x 17' 7" (1.98m x 5.36m) Max. Wooden door with frosted stained glass windows to front elevation, wood effect flooring, coving, centre ceiling light, gas central heating radiator, power points and alarm system, stairs to first floor landing with assisted stair lift, under stair storage and access to Reception Room, Downstairs WC, Open Plan Kitchen/Dining Room.

### Reception Room

12' 5" x 20' 4" (3.78m x 6.20m) Max. uPVC Double glazed window to front elevation, centre ceiling light, coving, gas fire with marble and wooden fireplace surround, power points and TV point, gas central heating radiator, two access points from the entrance hall.

### Downstairs WC

6' 04" x 5' 5" (1.93m x 1.65m) Max. Centre ceiling light, hard tiled flooring, gas central heating radiator, extractor fan, low level WC and wash hand basin, partly tiled walls to splash back.

### Open Plan Dining Room/Kitchen

#### Dining Room

18' 6" x 10' 3" (5.64m x 3.12m) Max. uPVC Double glazed window to rear elevation, wood effect flooring, coving throughout, nine ceiling spot lights, gas central heating radiator, power points, open plan through to Kitchen, double glazed wooden French Doors to rear elevation leading to Conservatory.

#### Kitchen

13' 10" x 8' 02" (4.22m x 2.49m) Max. uPVC Double glazed window to rear elevation, patterned hard tiled flooring, coving, eight ceiling spot lights, partly tiled walls to splash back, fitted with a range of wall and base units comprising of stainless steel sink and drainer, integrated four ring gas hob, oven and grill, integrated dishwasher, space for fridge/freezer, fitted breakfast bar, gas central heating radiator, leading through to Utility.

#### Utility

8' 8" x 5' 5" (2.64m x 1.65m) Max. uPVC Double glazed frosted window to side elevation, patterned hard tiled flooring, gas central heating radiator, fitted with wall and base units comprising of sink and drainer, space for washer and dryer, partly tiled walls to splash back, leads out to side and rear elevation.

#### Conservatory

13' 08" x 13' 11" (4.17m x 4.24m) Max. uPVC Double glazed windows surround, laminate wooden flooring, original brick feature walls, power points, uPVC Double glazed French Doors, leading out to the Rear Garden.

## First Floor

### Landing

11' 2" x 17' 6" (3.40m x 5.33m) Max. uPVC Double glazed window to front elevation, coving, centre ceiling light, gas central heating radiator, power points, loft hatch access, airing cupboard with Emersion heater, leads to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

## Bedroom One

16' 2" x 12' 6" (4.93m x 3.81m) Max. uPVC Double glazed window to rear elevation, centre ceiling light, coving, gas central heating radiator, power points, built in wardrobes, access to En-Suite.

### En-Suite

4' 8" x 10' 3" (1.42m x 3.12m) Max. uPVC Double glazed frosted window to rear elevation, ceiling light, hard tiled flooring, partly tiled walls to splash back, fitted with a three piece suite comprising of shower cubicle, WC and wash hand basin, wall mounted heated towel rail.

### Bedroom Two

15' 9" x 12' 1" (4.80m x 3.68m) Max. uPVC Double glazed window to front elevation, ceiling light, built in wardrobes, gas central heating radiator, power points.

### Bedroom Three

12' 6" x 11' 8" (3.81m x 3.56m) Max. UPVC Double glazed window to front elevation, coving, centre ceiling light, gas central heating radiator, built in wardrobe, power points.

### Bedroom Four

7' 3" x 14' 3" (2.21m x 4.34m) Max. uPVC Double glazed window to rear elevation, centre ceiling light, gas central heated radiator, power points.

### Family Bathroom

7' 8" x 9' 4" (2.34m x 2.84m) Max. uPVC Double glazed frosted window to rear elevation, centre ceiling light, hard tiled flooring, gas central heating radiator, partly tiled walls to splash back, three piece suite comprising of WC, wash hand basin and bath tub.

## External

### Rear Garden

Stone paved patio, outside tap, access to Garage through side door, dwarf brick walling, stepping onto elevated lawn area with mature flower beds, surrounded by mature trees and shrubbery, stone paved circle seating area, access to front elevation by side gate. The property is bordered with wooden panelled fencing.

### Front Garden

Large brick paved driveway for up to several cars with well maintained lawn area.

### Garage

Up and over door, power and lighting, wall mounted boiler.



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