

JULIAN WADDEN





12 Arnside Close
High Lane
Guide price £375,000



Square Footage: 1418
Council Tax Band: D
Tenure: Leasehold
Service Charge:
Sat Nav Directions: SK6 8AN

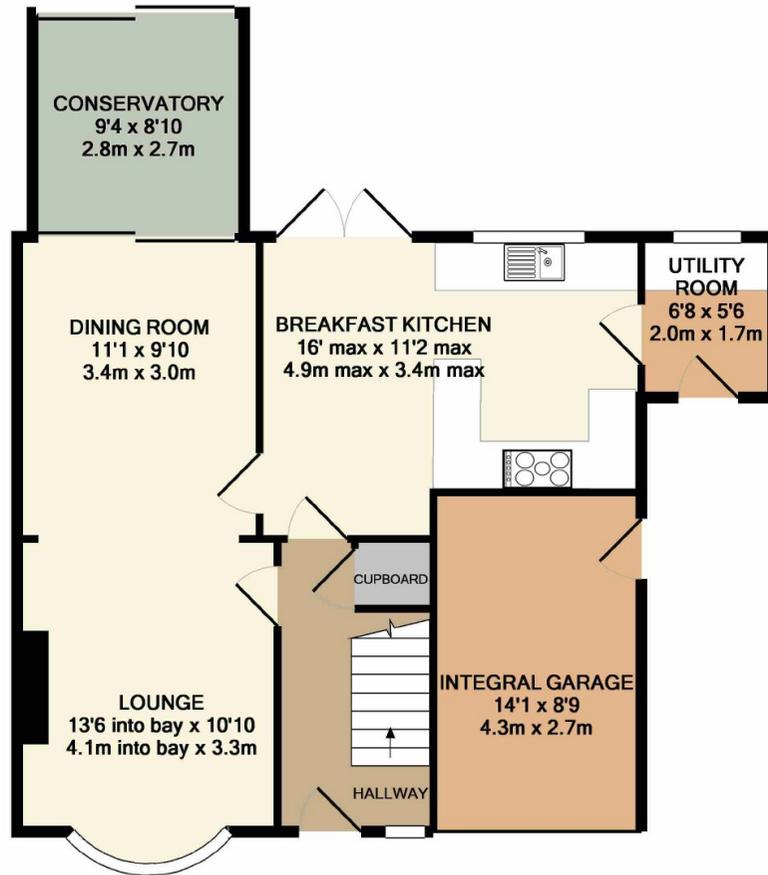
**** VIDEO TOUR **** A stunning five bedroom semi detached family home backing onto the Macclesfield canal with direct access. This beautiful home offers extensive living accommodation with five spacious bedrooms situated on a private corner plot.

In brief the property offers to the ground floor; a light and tastefully decorated hallway with stairs leading to the first floor, the main lounge has been made open plan revealing a spacious lounge / diner creating a great space for all the family, the conservatory can be found of the dining room currently being used as a sitting room enjoying views over the garden, the breakfast kitchen has been well appointed with a modern kitchen an array of integral appliances and a range cooker at the heart, the kitchen also benefits from a utility room.

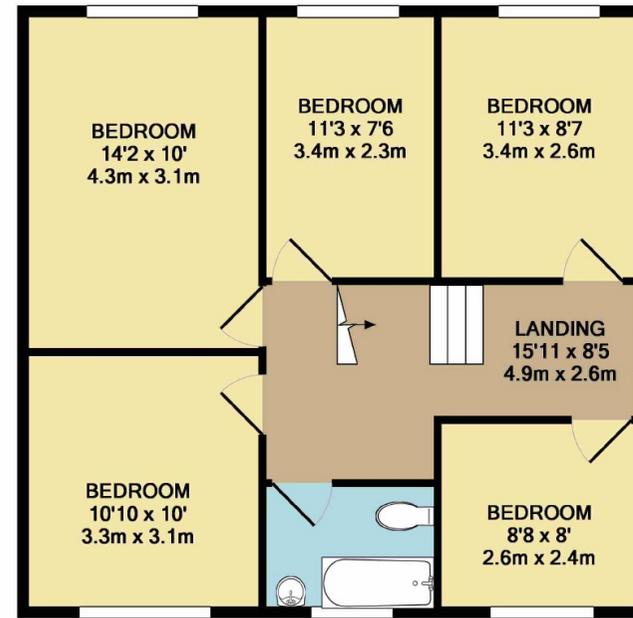
The first floor reveals five well proportioned bedrooms with a split landing and a three piece family bathroom. Three of the bedrooms a doubles with two well proportioned single bedrooms.

Externally the property offers off road parking and an internal garage. Side access reveals a good storage area and access to the rear garden. The rear garden offers a decked area off the conservatory, a lawned area with a mature conifer hedge row and a raised patio seating area with gated access to the canal.





GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1418 SQ.FT. (131.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

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