



Congleton Road, Macclesfield, SK11 7UP.  
£299,950

Whittaker  
& Biggs Est. 1930



## 99 Congleton Road, Macclesfield

This attractive detached bungalow sits on a good-sized plot with a deep parking area to the front and a large back garden. There is also a 20ft brick-built garage with an adjoining potting shed. The accommodation has been improved in recent years and offers a modern fitted kitchen with integral appliances and a contemporary shower room. The accommodation, which has double glazing and is warmed by a combination gas fired central heating system, briefly comprises; entrance porch, hallway, 21ft living room/dining room, a 15ft breakfast kitchen, rear porch and a shower room/WC. The rear garden has a good sized lawn, well-stocked planting area and a gravel garden area with three raised beds. The garage is located to the rear of the property and is approached by a long driveway which, together with the area to the front of the property, provides lots of off-road parking. We offer this property for sale with no onward chain. A viewing is highly recommended.



## ACCOMMODATION

### Entrance Porch

Double glazed windows and door.

### Entrance Hall

Radiator. Loft hatch. Shelved storage cupboard.

### Living/Dining Room 20' 10" x 10' 10" (6.35m x 3.29m)

Bow window to front. Double glazed window to side. Two radiators. Inset ceiling lights. Living flame electric fire with marble effect surround and hearth.

### Kitchen 14' 9" x 8' 10" (4.5m x 2.68m)

Modern fitted kitchen units to base and eye level with contrasting work tops and matching splash backs. Integrated electric hob and oven. Stainless steel extractor hood. One and a quarter bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Plumbing for washing machine and space for dryer. Vertical radiator. Inset ceiling lights. Cupboard housing gas fired central heating combination boiler.

### Bedroom One 12' 0" x 10' 10" into wardrobes (3.65m x 3.29m)

Double glazed window to rear. Radiator. Fitted wardrobes, cupboards and drawers.

### Bedroom Two 10' 10" x 10' 3" (3.29m x 3.12m)

Double glazed bow window to front. Radiator.

### Shower Room 10' 8" x 6' 9" maximum measurements (3.24m x 2.07m)

Modern re-fitted suite comprising corner shower enclosure with mixer shower. Vanity sink unit with drawers under and matching side cupboard. Push button W.C. Two ladder radiators. Tiled floor and tiled walls. Inset ceiling lights.

### Outside

Good sized rear garden with an outside water tap, lawn and well stocked planting area. Gravel area with three raised beds. Fencing. Gated side access. Paved area to the side. To the front is a large tarmacadam parking area and driveway leading to the garage. Planting area to front.

### Garage 20' 3" x 9' 9" (6.18m x 2.96m)

Light and power. Roller shutter door. Courtesy door. Double glazed window. Adjoining brick built shed with double glazed window.

Note:

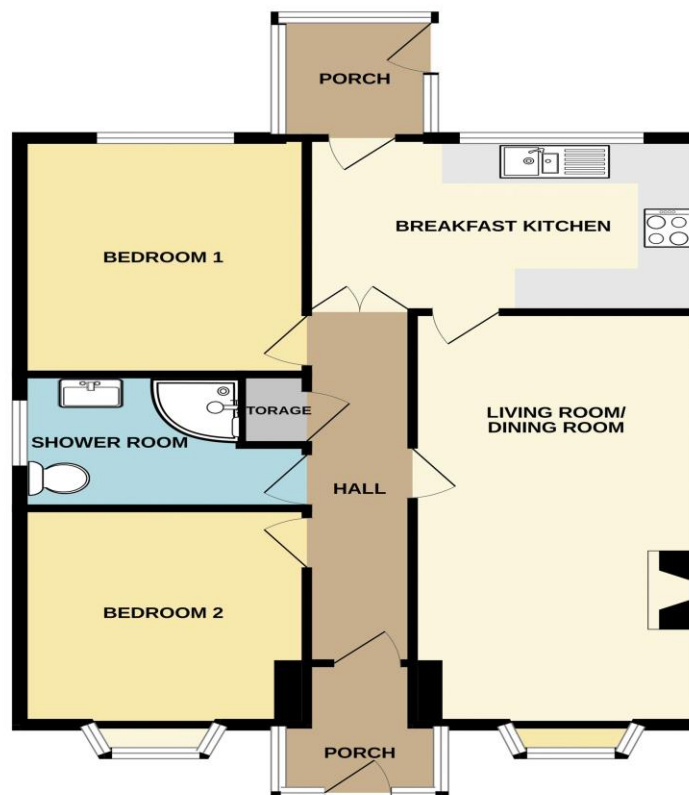
Council Tax Band: D

EPC Rating: TBC

Tenure: Believed to be Freehold







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

### Directions

From this office turn right opposite the railway station onto Sunderland Street. Proceed through the traffic lights onto Park Street and straight across the mini roundabout into Park Lane. Continue along this road at the junction with the Flower Pot Public House and turn left onto Congleton Road. The property is on the right, just before Penningtons Lane.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: [macclesfield@whittakerandbiggs.co.uk](mailto:macclesfield@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**