



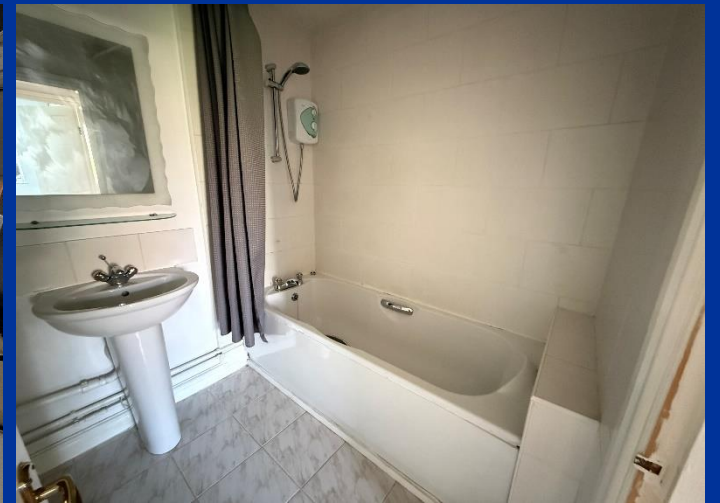
Roaches Way, Macclesfield, SK11 7XG  
£399,950

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Roaches Way, Macclesfield

A generously proportioned four-bedroom detached dormer bungalow located in a highly sought-after area of Macclesfield. Set back from the road, the property offers ample off-road parking, a garage, and well-maintained lawned gardens to the front and rear. The accommodation includes a spacious lounge/dining room, a modern kitchen, an inner hall, two ground-floor bedrooms, a bathroom, and a WC. Upstairs, there are two additional double bedrooms and a further bathroom. As the true appeal of this property cannot be fully appreciated from the roadside, an internal viewing is highly recommended. Offered for sale with no onward chain.





### Entrance Porch

UPVC double-glazed entrance door with matching side panels. Tiled flooring.

### Lounge/ Dining Room 27' 8" x 12' 3" (8.43m x 3.73m)

A spacious dual-aspect living area featuring a UPVC double-glazed window to the front and sliding patio doors leading to the garden. Two radiators. Adam-style fire surround with hearth. Engineered wood flooring.

### Kitchen 11' 0" x 9' 7" (3.35m x 2.92m)

Fitted with a range of base, wall, and drawer units, complemented by a work surface incorporating a single drainer sink unit with a mixer tap. Tiled splashbacks. Space for a cooking range (included in the sale) with an extractor above. Space for a washing machine and dishwasher. Integrated fridge and freezer. Tiled flooring. Inset downlights. UPVC double-glazed window to the front aspect. Radiator. Door leading to the integral garage.

### Inner Hall

Engineered wood flooring.

### WC

White WC and wash hand basin. Radiator. Tiled flooring.

### Landing

Engineered wood flooring. Radiator. Double-glazed Velux window.

### Bedroom 1 15' 1" x 14' 0" (4.6m x 4.27m)

UPVC double-glazed window to the front aspect. Radiator. Fitted wardrobes and dresser. Laminate flooring.

### Bedroom 2 13' 0" x 10' 3" (3.96m x 3.12m)

UPVC double-glazed window overlooking the rear aspect. Radiator. Laminate flooring. Loft access.

### Bedroom 3 13' 10" x 8' 10" (4.22m x 2.7m)

UPVC double-glazed window to the front. Radiator. Laminate flooring. Built-in wardrobe.

### Bedroom 4 9' 7" x 7' 5" (2.92m x 2.26m)

UPVC double-glazed window to the rear, Radiator.

### Shower Room / WC 12' 10" x 5' 8" (3.9m x 1.73m)

White suite comprising WC, wash basin, and a walk-in shower enclosure with a TRITON shower unit. Part-tiled walls. Laminate flooring. Radiator. UPVC double-glazed window to the front. Built-in over-stairs storage cupboard housing the hot water cylinder.

### Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

Fitted with a white wash basin and bath with a mixer tap. TRITON shower unit over. Tiled flooring. Radiator. Inset downlights. Extractor fan.

### Integral Garage 18' 0" x 8' 2" (5.49m x 2.5m)

Up-and-over vehicular door at the front and a UPVC double-glazed personal door to the side. Wall-mounted Glow-worm combination boiler. Loft access.

### Outside

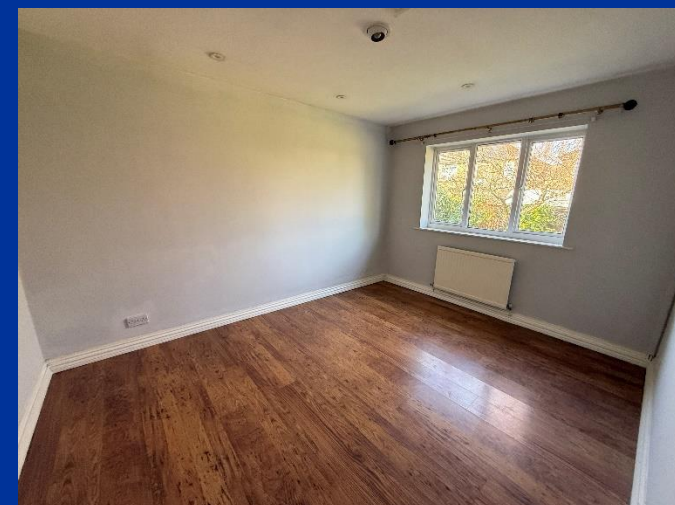
The rear of the property features a well-maintained enclosed garden with a mix of lawn, paving, and decking. Timber shed. Side gates providing front-to-rear access. Cold water tap. The front offers a tarmac and gravel driveway with ample parking for multiple vehicles.

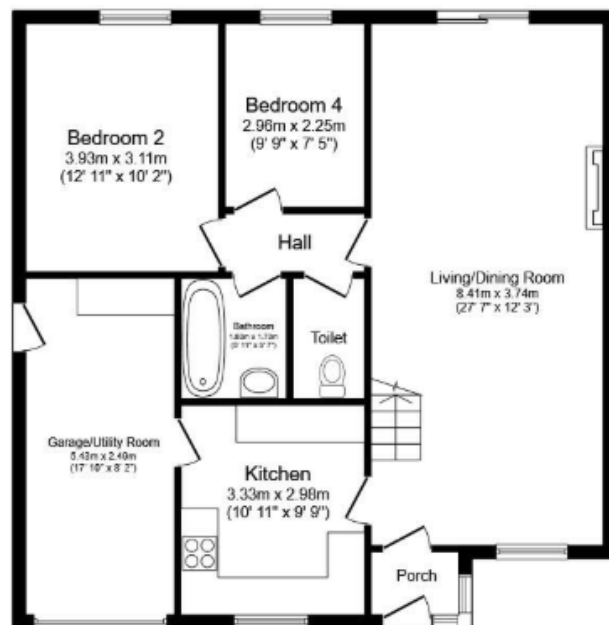
Note:

Council Tax Band: E

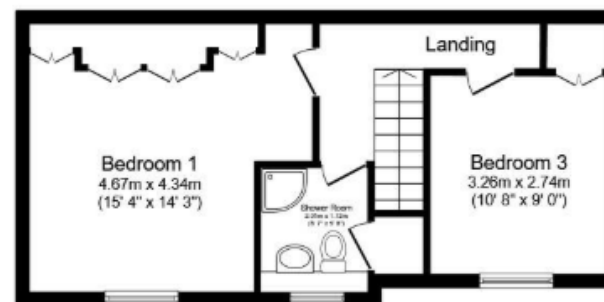
EPC Rating: C

Tenure: Freehold





**Ground Floor**



**First Floor**

## Directions

From this office head towards Back Wallgate, turn left on to mill streets and left onto Roe Street. Turn left onto Churchill Way and at the first roundabout take the first exit, at the second roundabout take the second exit onto Park Lane. Follow the road for approximately 1 mile and take a left turn onto Moss Lane which will take you to the Roaches on the left hand side of the road.

**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.

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