



**GASCOIGNE  
HALMAN**

RIDGE HILL, SUTTON, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## RIDGE HILL, SUTTON, MACCLESFIELD

**£825,000**

A beautiful three bedroom detached bungalow located in the countryside settings of Sutton with stunning panoramic views. Offered with No Chain





With the property only a few years old from when it was built, this magnificent bungalow not only offers a southerly facing garden area with fantastic views, but the latest in ground source heating, modern appliances and fittings, as well as spacious accommodation.

With underfloor heating throughout, the accommodation comprises of, a porch area leading into the welcoming entrance hallway. Just off the entrance hallway is the guest WC and separate utility area, fitted with both a washing machine and a separate dryer. The kitchen is located at the back of the property which is open planned to create a magnificent space of kitchen, dining, and living accommodation. This bright room offers 2 double patio doors out to the rear garden and offers exceptional views. The kitchen has high quality integrated appliances such as an induction hob, double oven with microwave, fridge and separate freezer.

The bungalow offers three double bedrooms, with the main bedroom benefiting from an en-suite bathroom. With a similar high-spec finish on the family bathroom, both have been excellently designed.

Externally to the front, there is a lovely entrance driveway with ample parking and the potential (subject to planning) to build an external garage with the foundations having already been laid. The property also offers an electric vehicle charging point. To the rear garden, a spacious South facing patio with impeccable views of the hills and countryside fields, mixed with some grassed garden area.

### **DIRECTIONS**

SAT NAV SK11 0LU

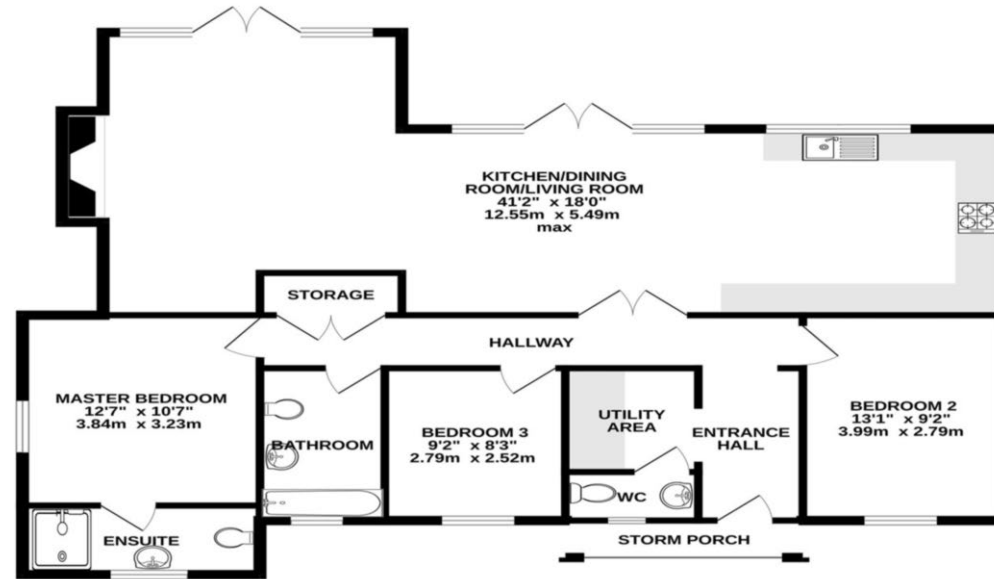
### **LOCATION**

Sutton is a picturesque semi-rural village surrounded by open countryside and with the benefit of some fabulous eateries and traditional public houses with the center of Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities, and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London, and the surrounding business centers.

### **TENURE: FREEHOLD**

**EPC RATING B, CHESHIRE EAST BAND E**

GROUND FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**MACCLESFIELD OFFICE**

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