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**SALE**

# Rooftops

**Sales Letting & Management**



## *Valley Road, Macclesfield, SK11*

No Chain

Garage and Private Driveway

Well Established Neighbourhood

Spacious Living Areas

Close To Local Amenities

Energy Efficiency Rating D

This detached three bedroom bungalow is on one of Macclesfield's well established roads, a peaceful single level property with a large private garden, garage and ample off road parking. Valley Road is a tranquil, road within South Macclesfield. Excellent local amenities including shops, Ivy Bank School and Macclesfield College on your doorstep. Easy Access to Macclesfield forest, Tegg's Nose Country Park and The Peak District National Park. Comprising; entrance hallway, bright airy lounge, kitchen diner, two double bedrooms both with fitted wardrobes, single bedroom/office, bathroom with walk in shower. To the front there is a large driveway with ample parking and garage and to the rear there is an enclosed patio garden and pergola with decking. Energy Efficiency Rating D. Council Tax Band E. PP. PF.

OIRO

**£400,000**

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### Entrance Hallway

UPVC double glazed door with glazed panel and two glazed panels to the side elevation, central ceiling light, carpet flooring, built in storage, radiator, power points.

### Lounge

18'0" (5m 48cm) x 11'9" (3m 58cm)

Wooden door, double glazed window to the side elevation, double glazed window to the rear elevation, two central ceiling light, two wall lights, carpet flooring, marble effect fire surround with coal effect gas fire, radiator, power points, TV aerial.

### Kitchen Diner

16'2" (4m 92cm) x 9'9" (2m 97cm)

Wooden door, double glazed window and door to the rear elevation, a range of wall and base units with marble effect work surfaces over, integrated gas hob, electric oven and grill, integrated fridge, under counter freezer, washing machine, vinyl flooring, inset spot lights, radiator, power points.

### Bedroom One

11'7" (3m 53cm) x 9'7" (2m 92cm)

Wooden door, double glazed bay window to the front elevation, central ceiling light, carpet flooring, fitted wardrobes and dresser, radiator, power points.

### Bedroom Two

10'4" (3m 14cm) x 8'1" (2m 46cm)

Wooden door, double glazed bay window to the front elevation, central ceiling light, carpet flooring, fitted wardrobes, radiator, power points.

### Bedroom Three

9'7" (2m 92cm) x 8'0" (2m 43cm)

Wooden door, double glazed window to the rear elevation, a range of fitted wardrobes and desk area, central ceiling light, carpet flooring, radiator, power points.

### Bathroom

8'4" (2m 54cm) x 8'0" (2m 43cm)

Wooden sliding door, double glazed obscure window to the side elevation, inset spot lights, vinyl flooring, walk in shower cubicle, vanity unit incorporating the wash hand basin, low level WC, radiator, shaving socket.

### Floorplans

