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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.

Offers in Excess of

£375,000

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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.

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

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.

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.

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.

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.

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.

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not

5 Valley Road, Maccofield

Ground Floor

Living
10'0" x 11'0"
(3.05m x 3.35m)

Dining
10'0" x 10'0"
(3.05m x 3.05m)

Kitchen
10'0" x 10'0"
(3.05m x 3.05m)

Hallway

Bedroom 1
11'0" x 11'0"
(3.35m x 3.35m)

Bedroom 2
10'0" x 10'0"
(3.05m x 3.05m)

Bedroom 3
11'0" x 11'0"
(3.35m x 3.35m)

Bathroom
5'0" x 6'0"
(1.52m x 1.83m)

Front Porch

North Arrow

Scale: 1" = 1'0"

Notes: This plan is for information only. It is not a contract. The actual construction may vary from the plan. The plan is not to be used for any other purpose without the written consent of the architect.

constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.