



2 Sunningdale Road, Macclesfield, SK11 8LU

£325,000

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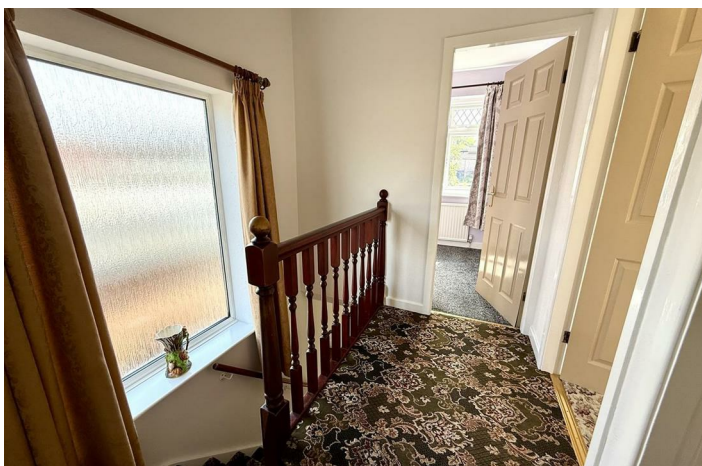
Offered for sale with no onward vendor chain, this charming semi-detached family home is situated on a sought-after road within a popular residential area, well-regarded for its proximity to local schools. Enjoying a prime position, the property boasts a generous south-facing rear garden with a well-maintained lawn.

The accommodation comprises: a welcoming entrance hall, a bay-fronted living room that opens into the dining area, a fitted kitchen with a range of base and eye-level units and a breakfast bar, and an additional reception room overlooking the rear garden. Upstairs offers two double bedrooms and a further single bedroom, all served by a family bathroom with a shower unit.

Externally, the property benefits from a spacious south-facing garden and a driveway providing off-road parking.



Council Tax Band: C



Living Room

10.05 x 11.03

A bright and welcoming bay-fronted living room featuring a central fireplace and an archway leading seamlessly into the dining area.

Dining Room

10.08 x 8.06

Versatile reception space, previously used as a dining room, with patio doors opening into the garden room, offering flexibility for family living or entertaining.

Kitchen

10.06 x 8.05

Well-appointed fitted kitchen with a range of base and eye-level units, a convenient breakfast bar, and access to the rear garden via an exterior door.

Reception Room / Garden Room

15.07 x 4.7

A delightful room overlooking the rear garden, flooded with natural light thanks to an abundance of windows – ideal as a garden room, playroom, or additional sitting area.

Bedroom One

10.04 x 13.05

Spacious bay-fronted double bedroom, benefiting from excellent natural light.

Bedroom Two

10.04 x 11.01

Another generous double bedroom, ideal for guests or family.

Bedroom Three

6.03 x 6.09

A charming single bedroom that would also suit use as a home office or nursery.

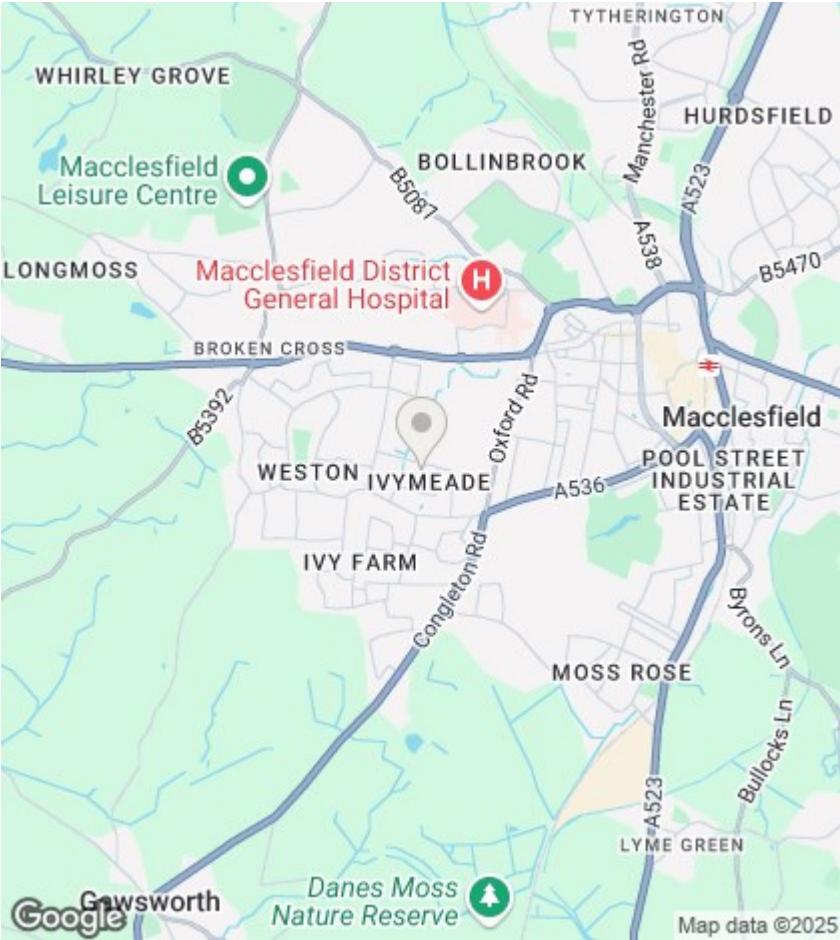
Bathroom

7.05 x 6.02

Fitted with a shower unit, washbasin, and toilet – clean and functional.

Garden

A stunning enclosed south-facing rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and relaxation.



Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC