





7, Sunningdale Road, Macclesfield, Cheshire SK11 8LU

Sunningdale Road is a delightful location for this three-bedroom semi-detached house. It is located in a sought-after part of Macclesfield that is synonymous with that fine blend of peace and quiet yet provides a high level of convenience for many local amenities. The property has been well looked after over the years but is now at the stage where it would benefit from updating and modernisation.

The property is warmed by gas-fired central heating and comprises a covered porch, entrance hall, lounge, dining room, and kitchen on the ground floor. On the first floor, there are three bedrooms and a bathroom.

The property is set behind a lawned garden with beds and borders and a driveway providing off-road parking and access to a single garage. To the rear, there are additional lawned gardens with mature beds and borders.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane, proceeding through two sets of traffic lights into Ivy lane. Take the first turning on the right into Sycamore Crescent and left into Chiltern Avenue and then second left into Sunningdale Road.

Viewing: By appointment with Holden and Prescott 01625 422244

Covered Porch

Courtesy light. Quarry tiled floor.

Entrance Hall

Cloaks cupboard. Radiator.

Lounge

12'5 x 10'11

A living flame gas fire set upon an attractive slate hearth incorporating a display plinth and T.V stand. T.V aerial point. Sealed unit double glazed window. Archway through to the Dining Room.

Dining Room

11'2 x 9'0

uPVC double glazed sliding patio doors to the rear garden. Double radiator.

Kitchen

11'3 x 8'3

A single drainer one and a half bowl composite sink unit with base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic washing machine. Gas cooker point. A Glow Worm gas central heating and domestic hot water boiler. Door to rear garden.

Landing

Bedroom One

12'7 x 11'0

Sealed unit double glazed window. Radiator.



Bedroom Two

11'4 x 11'0

Sealed unit double glazed window. Radiator.

Bedroom Three

Sealed unit double glazed window.

Bathroom

A coloured suite comprising a tiled, panelled bath with thermostatic shower over, pedestal wash basin and low suite W.C. Airing cupboard housing a lagged hot water cylinder. Loft access. Sealed unit double glazed window. Radiator.

Outside

Gardens

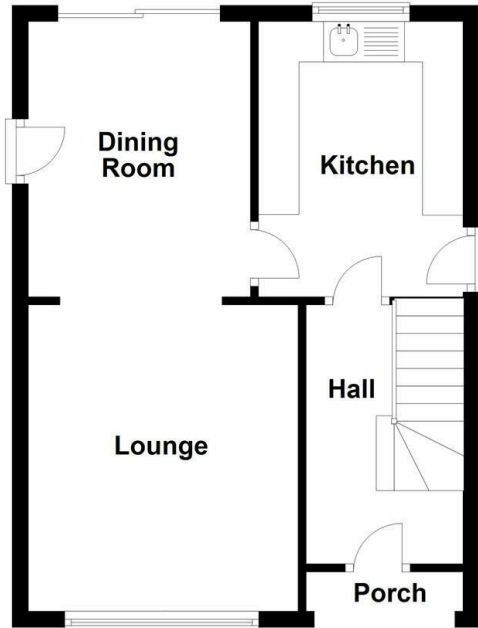
To the front of the property is a neat lawned garden with well-stocked beds and borders and a driveway which provides ample off-road parking and access to a single garage. To the rear of the property there are additional lawned gardens with well-stocked, mature flower beds and borders. Included within the sale is a greenhouse and a timber garden shed.

Garage

£259,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

