





## 14, Harvest Road, Macclesfield, Cheshire SK10 2LH

This attractive detached bungalow lies in the heart of a popular and sought after development and is in walking distance of all of the amenities that Tytherington has to offer as well as being a short drive from Macclesfield town centre.

The accommodation has been well looked after for over the years and comprises an entrance vestibule, dining kitchen, living room, three bedrooms, a bathroom and a conservatory. The property is warmed with gas central heating and uPVC double glazing is installed.

The property is set behind a lawn and driveway which provide off road parking and access to the single garage. The garden to the rear provides a wonderful outside space and has an abundance of attractive planting. The garden has a southerly aspect and so enjoys the best of the afternoon and early evening sun.

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.

From Macclesfield proceed along Beech Lane, continuing beyond the High School. Prior to the traffic lights turn left into Dorchester Way, second right into Harvest Road The property can be found on the right handside.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Covered Porch**

Courtesy light. Quarry tiled flooring.

## **Entrance Vestibule**

uPVC front door with double glazed panel. Ceiling cornice. Laminate flooring.

## **Dining Kitchen**

14'4 x 8'6

One and a half bowl stainless sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine and dishwasher. Space for a tall fridge/freezer. Downlighting. Laminate flooring. uPVC back door with double glazed panel. Worcester combination style condensing boiler. uPVC double glazed window to rear elevation. uPVC double glazed window to front elevation. Single panelled radiator.

## **Inner Hall**

Loft access. Laminate flooring. Storage cupboard with shelving.

## **Living Room**

15'2 x 12'5 at maximum

A living flame gas fire with a marble hearth and wooden surround. Ceiling cornice. T.V. aerial point. uPVC double glazed windows. Single panelled radiators.

## **Bedroom One**

12'10 x 8'11

Floor to ceiling fitted wardrobes with hanging rail and shelving. There is also a matching dressing unit with drawers. uPVC double glazed window. Single panelled radiator.



### **Bedroom Two**

9'8 x 8'10

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three/Dining Room**

9'9 x 9'9

Ceiling cornice. Double doors to the Conservatory. Single panelled radiator.

### **Conservatory**

Wall light points. Laminate flooring. Patio doors onto the garden.

### **Bathroom**

The white suite comprises a panelled bath with screen and electric shower over, a pedestal wash basin with a mixer tap and a low suite W.C. Partially tiled walls. Electric shaver point. Downlighting. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

#### **Garage**

16'7 x 8'6

Up and over door. Power and light.

#### **Gardens**

The property is set well back behind a drive that provides parking for at least two vehicles. There is also a lawn and a gravelled area which is planted with shrubs and bushes. To the rear there is a wonderful garden which is fully enclosed within fenced borders and incorporates deep mature beds with a vast array of attractive planting keeping the garden looking lush and and interesting all year round. The garden enjoys a southerly aspect and so enjoys the best of the afternoon and early evening sun.

**£389,950**

**HOLDEN & PRESCOTT**

Ground Floor





