





31, The Whitfields, Macclesfield, Cheshire SK10 3PX

Located on the sought-after 'Whitfields' development, this modern detached bungalow offers a delightful blend of comfort and style. Having recently undergone a comprehensive modernisation program, the results are highly impressive and leave the opportunity to acquire a property ready to move into. The interior has been thoughtfully refurbished, showcasing a stylish yet neutral decor throughout. Originally three bedrooms (could be converted back if needed), the third bedroom has been altered into an additional reception room that in turn leads to the bright and open conservatory overlooking the lovely gardens, offering a serene outdoor space to enjoy the fresh air and sunshine.

In brief, the accommodation comprises an entrance hall, a lounge, a study, a kitchen, a dining room/third bedroom, a conservatory, a master bedroom with an en-suite shower room, a further bedroom and a family bathroom. Additionally, the property boasts off-road parking leading to a detached garage.

Located in a popular residential area, this home is just a short drive/brisk walk from the town centre, providing easy access to local amenities, shops, and transport links. This true bungalow is in excellent order, making it an ideal choice for those looking for a modern, low-maintenance lifestyle in a great community.

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 Prestbury Road (B5087) turning left at the mini roundabout into Victoria Road. Take the third turning on the right into The Whitfields where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with double glazed leaded windows inset. Cloaks cupboard. Access to a fully boarded loft via a pull-down ladder. Telephone point. Radiator

Lounge

15'6 x 12'6 increasing to 13'3

Living flame electric fire set within an attractive stone feature fireplace. T.V. aerial point. Ceiling cornice. uPVC double glazed windows to two elevations. Wall-mounted electric heater. Double radiator. Double doors opening onto the Study.

Study

9'10 x 9'4

Ceiling cornice. uPVC double glazed window. Radiator.

Kitchen

10'3 x 9'11

Single drainer one and a half bowl stainless steel sink unit with mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces. Breakfast bar. Partially tiled walls. Integrated Siemens double oven. Integrated four ring stainless steel gas hob with extractor canopy over. Plumbing for dishwasher. Plumbing for washing machine. Space for a fridge/freezer. Worcester gas central heating and domestic hot water combination boiler. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Stable door to rear garden.

Bedroom One

11'5 x 10'2

A comprehensive range of built-in bedroom furniture including wardrobes, central bed recess with cupboards over. uPVC double glazed window. Radiator.

En Suite Shower Room

Fully tiled cubicle with thermostatic rainfall shower and additional shower attachment, a vanity wash hand basin with storage below and a low suite W.C. Extractor fan. Partially tiled walls. Tiled flooring.

Bedroom Two

10'2 x 9'6

A range of built-in bedroom furniture including wardrobes and bed recess with storage cupboards over. Large built-in wardrobe. uPVC double glazed window. Radiator

Dining Room/Bedroom Three

12'7 x 9'1

Laminate flooring. Radiator. Openway to the Conservatory.

Conservatory

12'1 x 10'4

Two wall light points. Laminate flooring. Double glazed windows to three elevations and patio doors to the garden.

Bathroom

A modern white suite comprising a double length shower cubicle with thermostatic rainfall shower and additional shower attachment, a vanity wash basin and low suite W.C. with concealed cistern. Recessed spotlighting. Shower boarding. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Garden

To the front of the property there is a small neat garden which has been largely gravelled for ease of maintenance and adjacent to which is a herringbone block paved driveway providing ample off-road parking and access to the garage. The attractive garden to the rear has also been effectively landscaped for ease of maintenance being largely gravelled with attractive paving to the lovely patio seating area. The garden is again accented by planted beds and borders with a backdrop of mature trees and shrubs. Included within the sale is a timber garden shed.

Garage

Up and over door. Power and light.

£415,000

HOLDEN & PRESCOTT





