





99, Chelford Road, Macclesfield, Cheshire SK10 3LQ

Situated well back from the road, on a generous plot (circa 1/3 of an acre), this delightful pre Second World War detached bungalow, built circa 1928, offers a unique blend of character and flexibility. One of the standout features of this property is the separate annexe which offers additional privacy and independence. This versatile space can be used as a guest suite, a home office, or even a hobby room, catering to your specific needs. The flexible accommodation allows for various living arrangements, making it an ideal choice for families with elderly relatives or adult children who prefer to stay at home.

The property is warmed by gas-fired central heating, complemented by uPVC double glazing and in brief comprises an entrance hall, lounge, dining kitchen, three bedrooms and a bathroom in the main bungalow and then off the entrance hall to the left, there is a hallway, dining kitchen, lounge, bedroom and shower room. The annexe does have its own central heating system.

Set on a very large plot, the property is surrounded by well-maintained gardens, and these expansive grounds offer plenty of room for gardening enthusiasts or those who simply wish to enjoy the outdoors.

In summary, this charming bungalow on Chelford Road presents a wonderful opportunity for those seeking a spacious and flexible home in a highly convenient setting. With its character, generous living space, and lovely gardens, it is sure to appeal to a wide range of buyers.

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 Chester Road (A537) towards Broken Cross. Continue across the traffic lights onto Chelford Road, where the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall/Porch

Tiled flooring. Underfloor heating. uPVC door with double glazed windows inset and adjoining. Additional door to the rear garden.

Lounge

16'10 into bay x 13'10

Free-standing multi fuel stove set on a tiled hearth with timber mantel. Ceiling cornice. Picture rail. Two wall light points. Telephone point. T.V. aerial point. uPVC double glazed bay window. uPVC double glazed window to side elevation. Double panelled radiator. Single panelled radiator.

Dining Kitchen

16'4" x 12'1"

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 wood block work surfaces and tiled splashbacks. Integrated double oven. Four ring induction hob with stainless steel extractor canopy over. Plumbing for dishwasher. Cupboard housing the Worcester Bosch gas central heating and domestic hot water combination boiler. Free-standing cast-iron, multi-fuel stove set within an inglenook fireplace with ambient spotlighting, a timber mantel and tiled hearth. T.V aerial point. uPVC patio doors to the garden.

Inner Hallway

Loft access.

Bedroom One

15'10 into bay x 13'10

Picture rail. Fitted Wardrobe. T.V. aerial point. uPVC double glazed bay window. Double panelled radiator.

Bedroom Two

13'10 into bay x 10'6

Picture rail. uPVC double glazed bay window. Radiator.

Bedroom Three/Study

10'2 x 8'0

Ceiling cornice. Picture rail. uPVC double glazed bay window. Radiator.

Bathroom

A white suite comprising a panelled bath, a separate fully tiled Quadrant cubicle with thermostatic shower, a pedestal wash basin and a low suite W.C. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Radiator. Chrome heated towel rail.

Utility Room

7'11 x 6'5

Single drainer stainless steel sink unit. Plumbing for washing machine. Worcester gas central heating and domestic hot water boiler. Extractor fan. uPVC double glazed window. Underfloor heating.

Annexe

Inner Hallway

Large cloaks cupboard. Underfloor heating.

Dining/Kitchen

17'4 x 7'10 increasing to 9'7

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring Halogen hob with extactor canopy over. Recessed spotlighting. Tiled flooring. Underfloor heating. Telephone point. Skylights. uPVC double glazed sliding patio doors and additional door to the rear garden.

Lounge

16'3 x 10'7 into bay

T.V. aerial point. Telephone point. Recessed spotlighting. Three wall light points. uPVC double glazed bay window. Underfloor heating.

Bedroom

12'11 x 9'11

T.V. aerial point. uPVC double glazed window. uPVC sliding patio doors to the rear garden. Loft access. Underfloor heating.

Wet Room

Contemporary fully tiled wet room with thermostatic shower. Pedestal wash basin. Low suite W.C. Fully tiled walls. Shaver point. uPVC double glazed window. Underfloor heating.

Outside

Gardens

To the front of the property there is a lawned garden with mature beds and borders as well as a driveway which provides ample off-road vehicular parking. To the rear, the gardens are of an exceptional size and are primarily laid to lawn with mature beds and borders containing a variety of shrubs, trees and bushes which add interest throughout the changing seasons. A stone flagged patio extends to the full width of the property and sits in an elevated position overlooking the garden. Located within the garden are a number of timber sheds/store units and greenhouses. Also, there is access at the rear and underneath of the property to a half cellar, ideal for storage.

£525,000

HOLDEN & PRESCOTT

Ground Floor





