



29 Sandringham Road, Macclesfield, SK10 1QB

**** NO ONWARD CHAIN **** This well proportioned, two/three double bedroom, true bungalow is located in lovely position within a quiet and well regarded area just on the edge of Macclesfield, close to Macclesfield canal and countryside, within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. The area is characterised by mainly detached properties constructed in the 1960's. The accommodation backs onto a green with mature trees beyond and fitted with both gas fired central heating and double glazing and with some cosmetic improvements will provide an excellent home for the new owners. In brief, the accommodation comprises: porch, hallway, living/dining room, sitting room/bedroom (originally the garage), kitchen, two double bedrooms, shower room and separate WC. A driveway to the front of the property provides off road parking and leads to the attached bike store with an adjoining front garden. A pathway to both sides of the property leads to the rear garden. The rear garden is a real feature backing onto a green with mature trees beyond and has the ever sought after SOUTHERLY orientation with various shrubs and hedging to the borders.

£365,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Hibel Road, at the Tescos roundabout take the second exit onto Hurdsfield Road. Continue past Holy Trinity Church and take the next turning on the right onto Higher Fence Road. Take the second turning on the right Sandringham Road where the property can be found situated after a short distance on the left hand side.

Porch

Further door opening to the entrance hall. Double glazed window to the side aspect.

Hallway

Built in cloaks cupboard. Radiator.

Living/Dining Room

26'5 x 11'5 max

Living Area

16'5 x 11'5

Well proportioned reception room with coal effect gas fire and surround. Double glazed window to the rear aspect. Radiator.

Dining Area

10'0 x 8'0

Space for a table and chairs. Double glazed window to the rear aspect. Radiator.

Sitting Room/Bedroom Three

20'0 x 8'6

Previously the integral garage. The rear part of the garage is accessed from the main house and is now a versatile room that could be used as an additional sitting room or bedroom.

Two double glazed windows to the side aspect. Sliding patio doors to the garden. Radiator.

Kitchen

13'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Space for a cooker,

washing machine, dishwasher and fridge. Tiled floor. Radiator. Double glazed window to the side aspect. Door to the inner hallway.

Rear Hall

Door to the side aspect and additional door to the storage cupboard.

Store Cupboard

Wall mounted boiler.

Bedroom One

14'8 x 10'6

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

11'7 x 8'0

Double bedroom with double glazed window to the front aspect. Radiator.

Shower Room

Large shower cubicle and vanity wash hand basin. Built in airing cupboard. Chrome ladder style radiator. Double glazed window to the side aspect.

Seperate WC

Push button low level WC. Double glazed window to the side aspect.

Outside

Driveway

A driveway to the front of the property provides off road parking and leads to the attached bike store. A pathway to both sides of the property leads to the rear garden.

Bike Store

8'6 x 4'8

Previously a conventional garage and now a bike store after converting the rear part to a sitting room/bedroom and the front part sectioned off to create a bike store. Double doors to the front.

Southerly Facing Garden

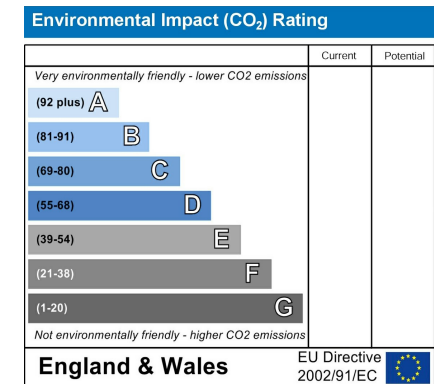
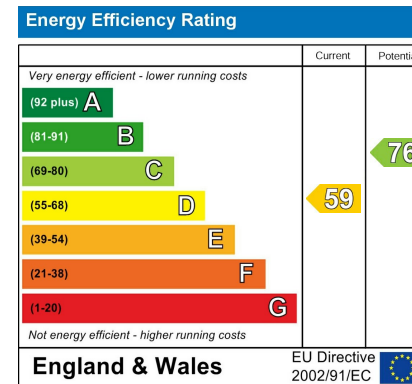
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Tenure

The vendor has advised us that the property is TBC.

The vendor has also advised us that the property is council tax band D.

We would recommend any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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