



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Marlborough Drive, Macclesfield, SK10 2JX

A bright and spacious 3 bedroom detached bungalow on a generous plot, located on a highly sought after residential road in Tytherington, close to both primary and secondary schools and local amenities.

Viewing highly recommended to appreciate the size.

Guide Price £535,000

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property, with the Peak District National Park within easy reach.

DIRECTIONS: From our Prestbury office proceed past St Peters Church, bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads to Heybridge Lane and continue to the T-junction with Manchester Road. Bear right towards Macclesfield continuing straight over the roundabout. Take the first left on to Marlborough Drive where the property can be located after a short distance on the left hand side.

ACCOMMODATION

ENTRANCE PORCH 10'09 x 6'07

With tiled floor, glazed door to:

ENTRANCE HALL 17'07 x 10'04

With original parquet wood floor, contemporary radiator, built in storage cupboards, loft access (part boarded with ladder).

LIVING ROOM 20'02 (into bay) x 12'10

Dual aspect room with two radiators, bay window, feature fireplace with gas fire insert, double doors through to:

DINING ROOM 12'10 x 8'06

With original parquet wood floor, opening through to:

GARDEN ROOM 14'07 x 12'03

Glazed to three sides, with French doors to rear garden, two radiators, tiled floor.

KITCHEN 11'11 x 11'07

A Jamie Robbins kitchen, with a range of fitted units including base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl stainless steel sink and drainer unit, 5-ring gas hob and extractor, oven/grill, microwave oven, fridge freezer, plumbing for washing machine and dishwasher, wine fridge, tiled floor, part glazed doors to rear garden.

BEDROOM ONE 12'10 x 12'08 (into bay)

Dual aspect room with fitted wardrobes, radiator, bay window.

BEDROOM TWO 9'08 x 7'07

With radiator, gas boiler.

BATHROOM 9'01 x 8'08

With panelled bath, walk-in wet area/shower, low level WC, vanity wash hand basin with drawer below, heated towel rail, wall cupboards, tiled floor, tiled walls.

BEDROOM THREE 12'10 x 12'08 (into bay)

Dual aspect room with bay window, fitted wardrobes and drawers, radiator.

OUTSIDE

Generous gardens as previously mentioned.

GARAGE STORE 10'6 x 10'0

With power and light, up and over door.

WORKSHOP 21'10 x 9'6

With power and light.

Tenure

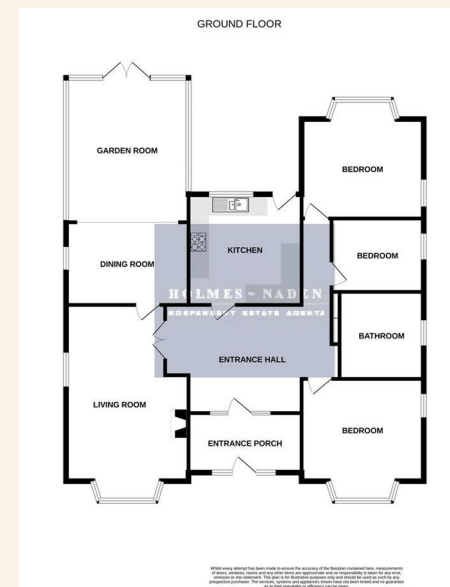
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		EU Directive 2002/91/EC

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MISDESCRIPTIONS ACT 1967

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