



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Acton Place, Macclesfield, SK11 8RB

A beautifully restored and renovated detached bungalow enjoying large gardens extending to three sides situated in a great location close to local amenities.

Guide Price £465,000

Constructed of brick with rendered elevations, this magnificent bungalow has undergone a full renovation and modernisation program now providing a magnificent home ready for immediate occupation. On entering the property you are immediately welcomed by a 9ft reception hall which allows access to a beautiful lounge with cast iron log burning stove, picture windows and French doors allowing access and views over the rear garden, dining room/bedroom 3, a superb fitted kitchen with new high gloss units and built-in appliances, inner hall with access to two further bedrooms and a well appointed bathroom/WC. A new gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this wonderful bright and spacious bungalow.

The bungalow is approached by a deep driveway allowing ample hardstanding for motor vehicles with easy access to the detached garage. The large gardens extend to three sides laid mainly down to lawn with borders, shrubs, mature and specimen trees.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and local shops in Broken Cross within walking distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From the roundabout in the centre of Broken Cross, proceed towards Macclesfield along Chester Road for approximately 400 yds turning right into Acton Place.

## ACCOMMODATION

### RECEPTION HALL 9'4" x 7'11"

With Radiator.

### LOUNGE 13'11" x 11'10"

With contemporary radiator, cast log burning stove, French doors and picture windows allowing views and access to the rear garden.

### DINING ROOM/BEDROOM 3 11'10" x 8'11"

With radiator.

### BREAKFAST KITCHEN 15'1" x 9'6"

Enjoying high gloss units including base cupboards and drawers wall cupboards and worktops, stainless steel sink unit, 4 ring ceramic hob with extractor hood, oven/grill, dishwasher, fridge and freezer, washing machine, radiator, dining area.

### INNER HALL

With access to roof space.

### BEDROOM 1 12'7" x 12'4"

With radiator.

### BEDROOM 2 12'4" x 10'

With radiator.

### BATHROOM/WC

With panelled bath, vanity wash hand basin with storage below, shower, low level WC, contemporary radiator, part tiled walls, tiled floor.

### OUTSIDE

### DETACHED GARAGE

With up and over door.

### ATTACHED STOREROOM

Beautiful gardens extending to three sides as previously mentioned.

### Tenure

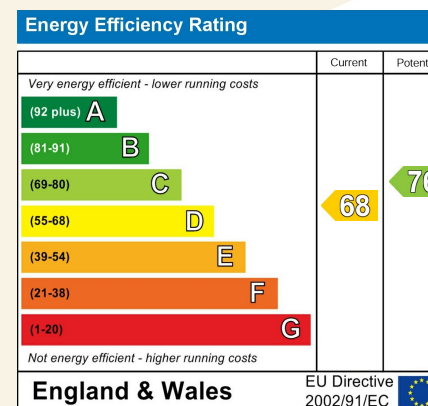
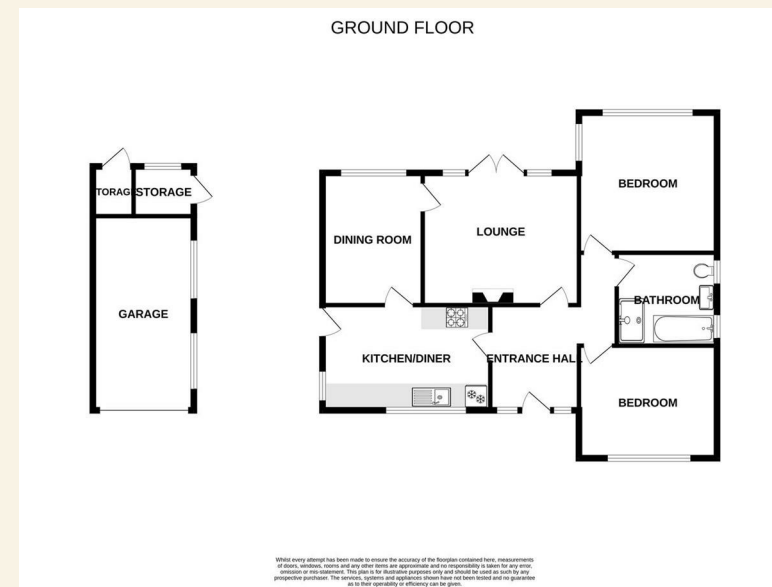
Freehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the Agents.

## Possession

Vacant possession upon completion.



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