

2 Brocklehurst Drive, Prestbury

Macclesfield

Guide Price £775,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









2 Brocklehurst Drive

Prestbury, Macclesfield

Occupying a superb corner plot, positioned in this highly desirable location withing walking distance to the Village, this spacious dorma bungalow offers private and mature gardens of excellent size.

Council Tax band: G

Tenure: Freehold

- DETACHED DORMER BUNGALOW
- CLOSE TO THE HEART OF PRESTBURY VILLAGE
- PRIVATE WESTERLY FACING GARDEN
- NO ONWARD CHAIN
- THREE SINGLE GARAGES WITH CAR TURNING CIRCLE
- OPEN PLAN KITCHEN DINING ROOM

Brocklehurst Drive is located in a quiet, established and attractive residential area, within close proximity to Prestbury Village. The village amenities are within pavement walking distance and there are ideal dog walking routes very close by. The accommodation is deceptively spacious and versatile whilst also providing excellent potential to modernise. Offered to the market with No Onward Chain.









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The property comprises in brief; a porch, leading to the entrance hall, where double doors take you through to the open planned kitchen dining area. This fantastic space offers a feature fire place, smart fitted kitchen with rangemaster oven and hob, and access onto the private rear garden. Along side a WC, there is a separate, large, bright living room space with bay window and gas fire.

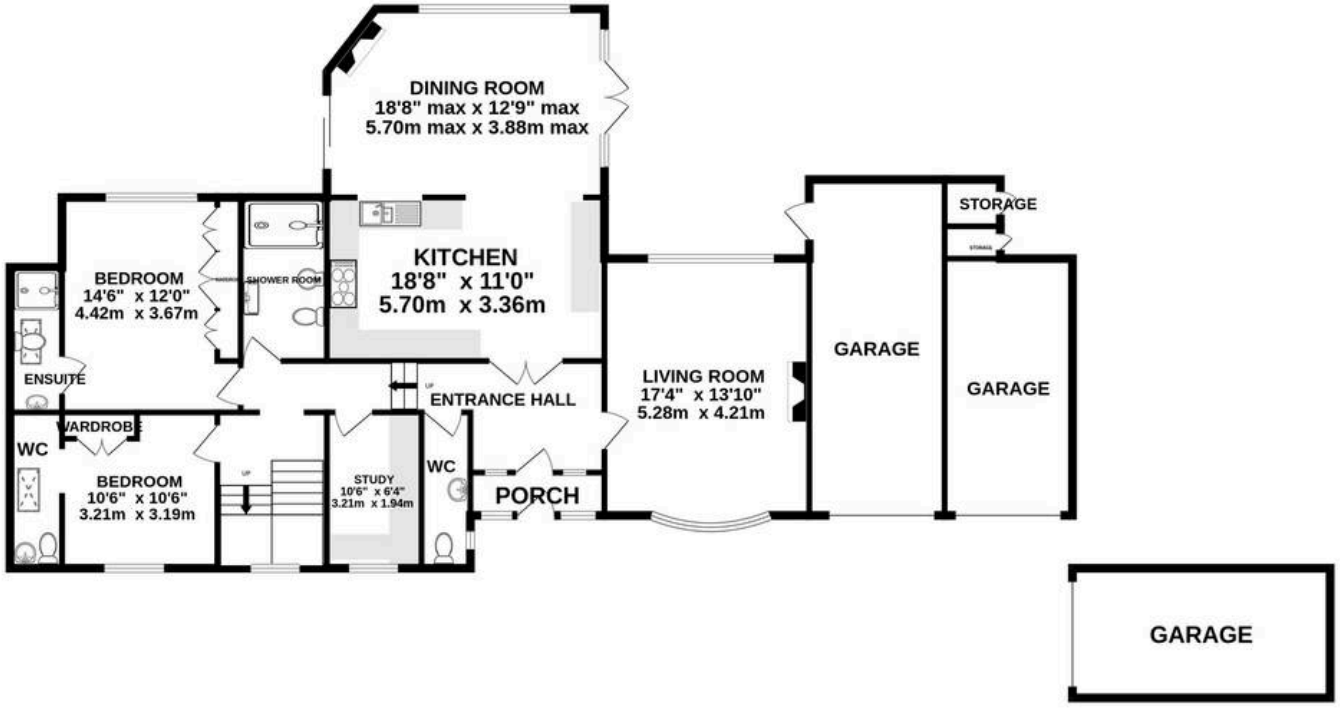
The property provides four good size bedrooms split between both floors. The main bedroom is on the ground floor and offers both an ensuite and fitted wardrobes. There are two further bedrooms on the ground floor; one currently being used as a study with excellent fitted furniture and the other offering fitted wardrobes and separate WC. Upstairs, you will find a further spacious bedroom appointed with a Juliet balcony and built in fitted furniture within the eaves.

Externally, to the rear, the home features mature and extensive westerly facing gardens which also offer an excellent degree of privacy to enjoy the sunshine. The gardens are predominantly laid to lawn with profusely stocked borders, patio area and a wide variety of specimen trees and plants.

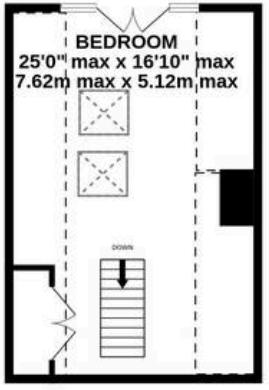
To the front, there is a well presented garden space with driveway which leads up to three single garages, all of fantastic size. This is accompanied by a car turning circle on the driveway.



GROUND FLOOR
1946 sq.ft. (180.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2357 sq.ft. (219.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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