



6 Peterhouse Road, Sutton, Macclesfield, SK11 0EN

Situated in the highly desirable village of Sutton, this impressive detached bungalow enjoys a peaceful countryside setting while remaining conveniently accessible to Macclesfield town centre. Thoughtfully extended and comprehensively refurbished by the current owners, the property combines contemporary style, comfort and versatility, with a high standard of presentation throughout. The flexible accommodation can be adapted to suit a variety of lifestyles, including growing families or those requiring additional space for guests or dependent relatives. The current layout comprises an entrance vestibule, kitchen, attractive living room with feature fireplace, inner hallway, dining room with elegant oak and glazed doors leading to the family room, two double bedrooms and a family bathroom. Externally, a driveway provides off-road parking with a lawn and mature shrub borders to the front. The beautifully established rear garden is private and thoughtfully landscaped offering several seating areas ideal for entertaining or relaxing outdoors, mature shrubs and a delightful lawn. Offering an enviable village location, flexibility, privacy and quality throughout this outstanding bungalow is sure to appeal to discerning buyers.

£460,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Located in a highly desirable residential location on the outskirts of Macclesfield, within the village of Sutton, a short drive to Macclesfield Forest as well as the town centre. Peterhouse Road is one of Suttons premier roads. 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 in a Southerly direction along the Silk Road, continue onto

Mill Lane. Turn left at the traffic lights onto Byrons Lane (sign posted for Sutton), and follow the road for some time where the road will turn onto Hall Lane. Take the next left onto Selwyn Drive. Take the next right onto Gonville Avenue and next left onto Peterhouse Road. The property can be found on the left hand side.

Entrance Vestibule

Radiator.

Kitchen

Fitted with a range of shaker style base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above and double oven below. Space for a fridge/freezer, washing machine and tumble dryer. LVT flooring. Double glazed window to the side aspect.

Living Room

Bright and airy living room with feature electric fire and surround. Ceiling coving. Double glazed window to the front aspect. Two radiators.

Inner Hallway

Built in storage cupboard housing the boiler.

Dining Room

Currently used as a dining room, Ceiling coving. Stylish oak effect bi-folding doors opening into the family room.

Family Room

A lovely addition to the property, this versatile room features a vaulted ceiling with two Velux windows along with French doors opening onto the beautifully landscaped garden. Double glazed window to the side aspect. Laminate floor. Radiator.

Bedroom One

Spacious double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

Bedroom Two

Double bedroom with double glazed French doors to the garden. Fitted wardrobes and drawers. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls. LVT flooring. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A driveway provides off road parking with a lawn and mature shrub borders to the front.

Private Rear Garden

The beautifully established rear garden is private and thoughtfully landscaped offering several seating areas ideal for entertaining or relaxing outdoors. Mature shrubs and a delightful lawn.

Tenure

Anti Money Laundering - Note

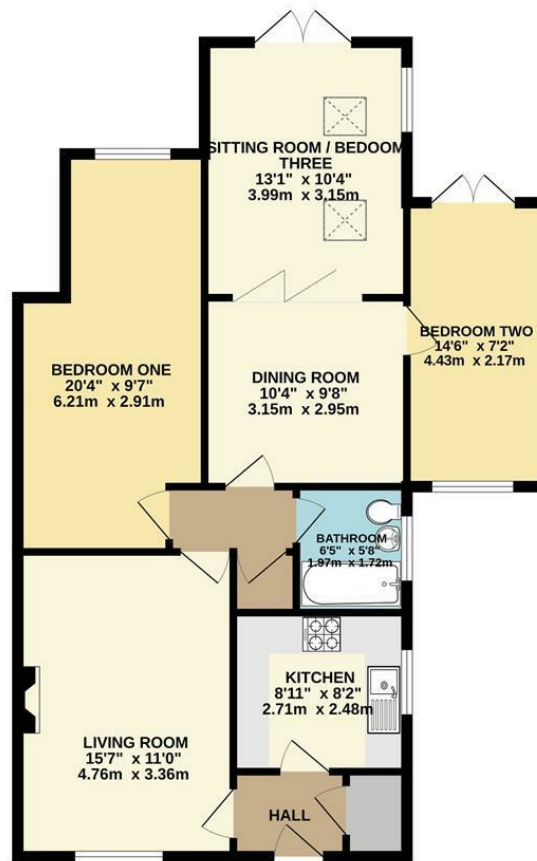
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



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