





5, Valley Road, Macclesfield, Cheshire SK11 8NX

Occupying an impressive plot in a popular residential area, this three-bedroom detached bungalow offers spacious and well-balanced accommodation, ideal for a range of buyers. Conveniently located within close proximity to local shops and schools, the property also benefits from being just a short drive from Macclesfield town centre and the railway station.

The accommodation briefly comprises an entrance hall, living room, kitchen, three double bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

The bungalow sits behind a spacious driveway offering ample off-road parking, with the added benefit of a single garage for further parking and storage. To the rear, the low-maintenance garden is fully paved with Indian stone and enclosed by fence panel borders, creating a private outdoor space. A timber-built shed is also included within the sale.

This is an excellent opportunity to acquire a well-positioned bungalow with ample parking and outdoor space in a sought-after Macclesfield location.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane, through two sets of traffic lights and proceed into Ivy Lane. Take the second turning on the left hand side into Valley Road and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

uPVC front door with glazing inset and adjoining. Ceiling cornice. Storage cupboard with hanging rail and shelving. Loft access. Single panelled radiator.

Living Room

18'00 x 12'01

Living flame gas fire set within a feature fireplace. Ornate ceiling cornice. Two ceiling roses. Wall light point. Two uPVC double glazed windows. Two double panelled radiators.

Kitchen

15'04 x 9'09 max

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Integrated fridge. Space for a freezer. Partially tiled walls. Cupboard housing the Vaillant combination condensing boiler. Recessed spotlighting. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

Bedroom One

11'11 x 9'10

A range of fitted wardrobes and over bed cupboards. Ceiling cornice. uPVC double glazed windows to the bay. Single panelled radiator.

Bedroom Two

8'10 x 7'03 to the wardrobe

Floor to ceiling fitted mirror fronted wardrobes. Ceiling cornice. uPVC double glazed windows to the bay. Single panelled radiator.

Bedroom Three

9'10 x 8'01

A range of fitted wardrobes and shelving. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, a hand washbasin with vanity storage cupboard below and a low suite W.C. Electric shaver point. Fully tiled walls. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

Outside

Garage

15'05 x 8'04

Electric up and over door. Power and light.

Gardens

The property sits behind a generously sized hardstanding driveway that provides off-road parking and access to the garage. To the rear of the property is a fully enclosed garden predominantly featuring Indian stone paving which is ideal for ease of maintenance. Included within the sale is a timber garden shed.

£360,000





