HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

8 Valley Road, Macclesfield, SK11 8NX

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Occupying a generous plot within a highly regarded residential area, this beautifully presented four-bedroom detached bungalow offers spacious, versatile and thoughtfully appointed accommodation, making it an ideal home for families, downsizers and those seeking the convenience and ease of single-storey living.

The property has been significantly improved by our vendors during their tenure, creating a stylish and contemporary home with a particularly impressive open-plan dining kitchen at its heart. Featuring sleek modern cabinetry, attractive décor and integrated appliances, this sociable space is perfectly suited to both everyday family life and entertaining. The comfortable lounge enjoys a pleasant outlook over the rear garden, while the principal bedroom benefits from a stylish en-suite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the accommodation. Having been completely rewired, the property also benefits from gas-fired central heating and uPVC double glazing throughout.

Set well back from the road, the property is approached via a generous driveway providing excellent off-road parking and access to a single garage with power and lighting. The beautifully maintained front garden is thoughtfully planted with a variety of established shrubs and plants, creating an appealing and welcoming approach.

The fully enclosed rear garden is a particular feature of the property, having been thoughtfully landscaped to create a private and relaxing outdoor space with established planting and attractive landscaping.

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.

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Ground Floor

Covered Porch
Courtesy light.

Entrance Hall
Composite front door with glazing inset and adjoining. Cloaks cupboard housing the meters. Access to a fully boarded loft via a pull down ladder.

Lounge
19'9 x 10'00
Ceiling cornice. Bespoke wall panelling. uPVC double glazed window to the rear and side elevations. uPVC double doors openiing onto the rear garden. Two under window single panelled radiator.

Dining Kitchen
27'11 x 11'11
Single drainer composite sink with mixer/instant hot water tap and base unit below. An additional range of bespoke base, eye level and full length units. Marble work surfaces with matching splashbacks. Integrated Bosch double oven. Integrated Beko dishwasher. Integrated fridge/freezer. Pull-out pantry cupboard. Integrated corner cupboard. Matching peninsular unit housing the four ring Bosch induction hob with contemporary pendant lighting over. Recessed spotlighting. Ceiling cornice. Dado rail height wooden panelling. uPVC double glazed window to front and side elevation. uPVC door opening onto the side elevation. Double doors with glazing opening onto the lounge. Utility cupboard housing work surfaces with undercounter plumbing for washing machine and space for a tumble dryer. Shelving. Wall-mounted Worcester Bosch combination boiler.

Bedroom One
14'8 x 10'4
Bespoke floor to ceiling mirror-fronted wardrobes. Ceiling cornice. uPVC double glazed window. Two single panelled radiator.

En-suite Shower Room
The white suite comprises a water-proof panelled cubicle with electric Mira shower over, a washbasin with mixer tap and a low suite W.C. Downlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two
11'11 x 9'11
Floor to ceiling bespoke, mirror-fronted wardrobes. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three
9'11 x 8'1
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Four
8'9 x 8'3
uPVC double glazed window. Single panelled radiator.

Bathroom
The attractive white suite comprises a free-standing double ended bath with free-standing swan-neck spout and hand-held shower attachment, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Dado height wooden panelling. Electric shaver point. Recessed spotlighting. Two uPVC double glazed windows. Double panelled radiator.

Outside

Garage
13'9 x 9'6
Electric up and over door. Power and light. uPVC double glazed window.

Gardens
The property is approached via a block-paved driveway providing ample off-road parking and access to the garage. Adjoining is an attractively landscaped garden features mature and established planting. The fully enclosed rear garden provides a pleasant and private outdoor space, with a small stone-flagged patio, artificial lawn and raised, tiered borders, beautifully planted with an array of mature shrubs and plants.

Tenure
Freehold.

£499,950

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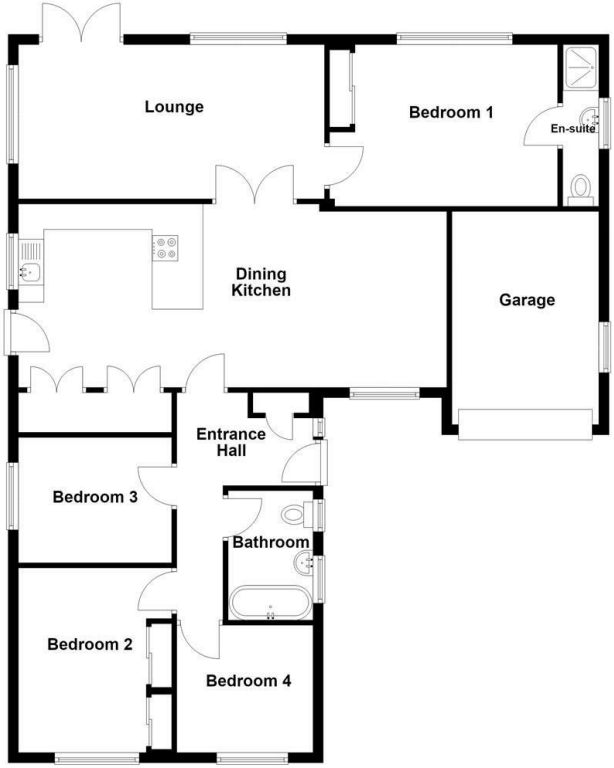
Ground Floor



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