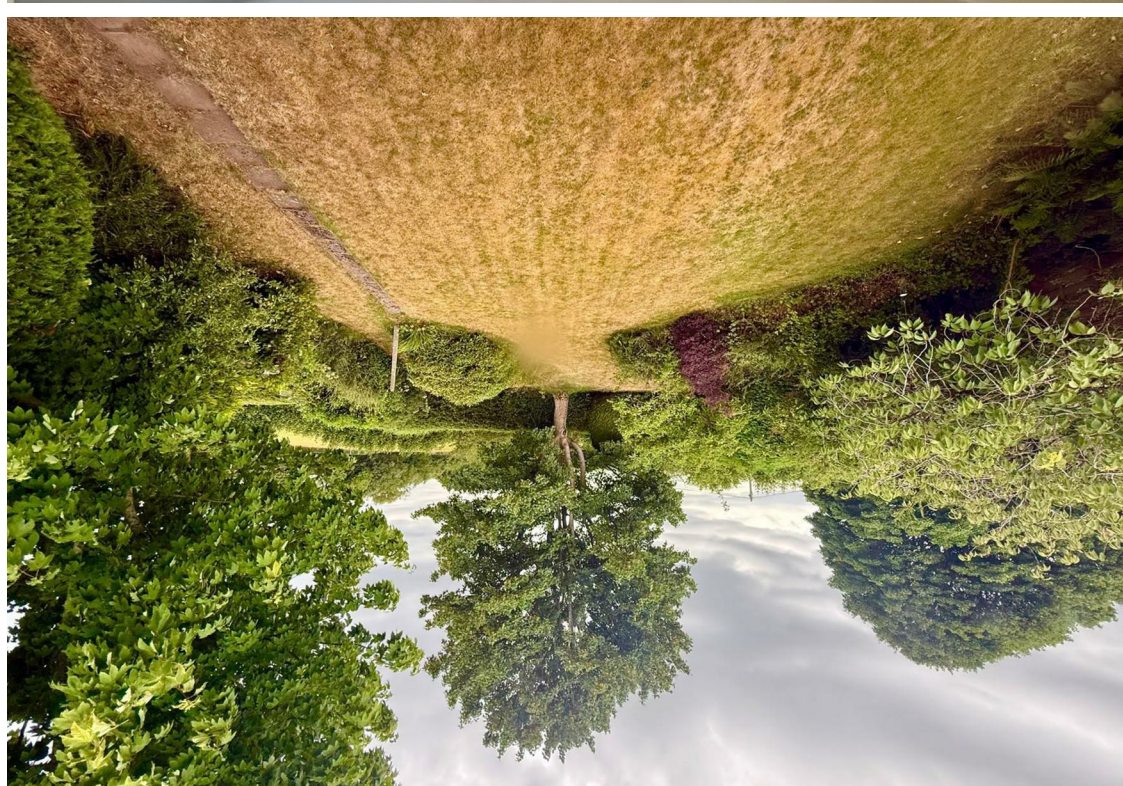




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10 PEXHILL DRIVE MACCLESFIELD SK10 3LP
Guide Price £350,000

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**** NO ONWARD CHAIN **** Enjoying a peaceful position within a quiet cul-de-sac, close to open countryside, this charming detached dormer bungalow offers exceptional flexibility, making it an ideal choice for a wide range of buyers. Requiring full refurbishment, the property presents a fantastic opportunity for purchasers to modernise and personalise the home to their own taste and style. With its versatile and adaptable layout, it is perfectly suited to families, downsizers, or anyone seeking flexible accommodation that can be tailored to suit their lifestyle. The accommodation in brief comprises; an entrance porch leading into an entrance hallway, a spacious living room, separate dining room, fitted kitchen with access to the rear porch, a ground floor bedroom and a shower room. To the first floor are two further well-proportioned bedrooms and a bathroom. Occupying a generous plot, the property benefits from lawned gardens to both the front and rear. A driveway provides off-road parking and leads to an attached single garage. Side access leads to the sizeable rear garden, which is predominantly laid to lawn and bordered by mature trees and established hedging, creating a private and tranquil outdoor space ideal for relaxing or entertaining.

Location
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
Leave Macclesfield along Chester Road and at the Broken Cross bear left onto Gawsworth Road. Take the first right onto Pexhill Road. Pexhill Drive is then the first turning on the left and the property can be found on the right hand side.

Porch
Door to the hallway.

Entrance Hallway
Entrance hallway with access to reception rooms. Radiator.

Living Room
16'0 x 15'5
Spacious reception room with feature fireplace and surround. Built in storage cupboard. Sliding patio doors opening to the rear garden and a window to the side aspect. Ceiling coving. Two radiators.

Dining Room
14'10 x 10'0
Versatile reception room with stairs to the first floor. Double glazed window to the front aspect. Radiator.

Kitchen
11'0 x 9'7
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Space for a cooker and washing machine. Storage cupboard housing the boiler. Double glazed window to the rear aspect. Doorway to the rear porch.

Rear Porch
Gate to the front and rear. Access to a brick built storage shed.

Bedroom Three
10'10 x 10'0
Double bedroom with double glazed window to the front aspect. Radiator.

Shower Room
Shower, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Radiator.

Stairs To The First Floor
Storage cupboard.

Bedroom One
13'6 x 12'0
Double bedroom with window to the rear aspect. Storage into the eaves. Radiator.

Bedroom Two
12'0 x 11'10
Double bedroom with window to the front aspect. Storage into the eaves. Radiator.

Bathroom
Panelled bath, low level WC and pedestal wash hand basin. Cupboard housing the hot water tank. Part tiled walls. Window to the side aspect. Radiator.

Outside

Driveway
The property is set back from the road behind a lawned front garden. A driveway provides off-road parking and leads to the attached single garage, while side access offers a convenient route to the enclosed rear garden.

Garage
16'0 x 9'0
Up and over door. Courtesy door to the rear aspect.

Garden
To the rear is a private generous garden which is predominantly laid to lawn and bordered by mature trees and established hedging, creating a private and tranquil outdoor space ideal for relaxing or entertaining.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is E. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	