







## 5, Valley Road, Macclesfield, Cheshire SK11 8NX

Occupying an impressive plot within a popular residential area, this three-bedroom detached bungalow offers spacious and well-proportioned accommodation, well suited to a wide range of buyers. Conveniently positioned close to local shops and schools, the property also enjoys easy access to Macclesfield town centre and the railway station.

The accommodation briefly comprises an entrance hall, a generous living room, a fitted kitchen, three double bedrooms, and a modern shower room. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the bungalow is approached via a substantial driveway providing ample off-road parking, complemented by a single garage offering additional parking or storage. To the rear, the low-maintenance garden is fully paved with Indian stone and enclosed by fence panel boundaries, creating a private and practical outdoor space. A timber-built shed is also included within the sale.

This is an excellent opportunity to acquire a well-located detached bungalow offering generous parking, outdoor space, and convenient access to local amenities in a sought-after area of Macclesfield.

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.

**Offers In The Region Of**

HOLDEN & PRESCOTT

Ground Floor









