HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

11 Marigold Close, Macclesfield, SK11 8RG

11, Marigold Close, Macclesfield, Cheshire SK11 8RG

This impressive detached bungalow enjoys a delightful position within a small and highly sought-after cul-de-sac in the well-regarded village of Broken Cross, ideally placed for an excellent range of local amenities. Offering spacious, light-filled accommodation arranged entirely over one level, the property is a genuine bungalow and has been carefully maintained throughout.

Ready to move into with minimal fuss, the property provides a comfortable and versatile home, whilst also offering scope for the new owner to personalise the interior and make it their own over time.

The accommodation briefly comprises an entrance hall, a generous 23-foot lounge/dining room, versatile study and beautifully appointed kitchen overlooking the front. An inner hallway leads to three well-proportioned bedrooms, a recently fitted shower room and separate WC. Further benefits include gas central heating and uPVC double glazing throughout.

Outside, the property is approached via a neatly maintained front lawn and a full-length block-paved driveway, which is partially covered by a carport and provides ample off-road parking together with access to the garage. The garage has been thoughtfully divided to create two useful storage areas, one of which can also be accessed directly from the rear garden.

To the rear, the beautifully landscaped garden has been designed with ease of maintenance in mind and enjoys a sunny westerly aspect. With its attractive planting and thoughtfully arranged outdoor space, it provides a lovely setting in which to relax, enjoy the sunshine or entertain.

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 Chester Road (A537), towards Broken Cross, turning left at the late shop into Colville Road. Take the first right into Cherryfields Road and follow the road round and Marigold Close can be found on the right hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor
Courtesy light.

Entrance Hall
Composite front door with glazing inset. Ceiling cornice. Wall light points. Cloaks cupboard. Canadian oak solid wood flooring.

Study
8'8 x 8'0
Ceiling cornice. Canadian oak solid wood flooring. uPVC double glazed window. Double panelled radiator.

Lounge/Dining Room
23'11 x 14'4 reducing to 12'9
T.V. aerial located within a media wall with display shelves and cupboards. Ceiling cornice. Built-in storage cupboard. Canadian oak solid wood flooring. uPVC double glazed windows to the bay at the front elevation. uPVC double glazed window to the side elevation with UV privacy window film. Double panelled radiator. Vertical white radiator.

Kitchen
10'3 x 9'4
One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and white tiled splashbacks. Under unit lighting. Integrated Bosch double oven with four ring Neff electric hob and extractor hood over. Integrated fridge/freezer. Integrated washing machine. Plumbing and fitting for a dishwasher. Integrated bin unit. Downlighting. LVT flooring. uPVC double glazed window with day and night blind.

Inner Hall
Built-in storage cupboard. Access to a partially boarded and insulated loft. LVT flooring.

Bedroom One
13'0 x 11'8
Floor to ceiling fitted wardrobes with hanging rail, shelving and sliding doors. Matching wardrobes with overhead storage, bedside tables and chest of drawers. Downlighting. uPVC double glazed window with UV privacy film. Single panelled radiator.

Bedroom Two
11'8 x 9'8
Built-in storage cupboard with hanging rail and shelving. Ceiling cornice. T.V aerial point. Telephone point. Downlighting. Laminate flooring. uPVC double glazed window with UV privacy film. Single panelled radiator.

Bedroom Three
11'8 x 9'4
Fitted wardrobe. T.V. aerial point. Telephone point. Downlighting. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Shower Room
The contemporary suite comprises a a fully tiled cubicle with dual-headed thermostatic shower over and a combined washbasin and W.C. vanity unit with storage and surface space. Wall-mounted cupboard. Mirror with integral downlighting. Downlighting. Tiled walls. Tiled flooring. Chrome heated towel rail.

W.C.
Low suite W.C. with concealed cistern. LVT flooring. uPVC double glazed window.

Garage
8'7 x 8'0 & 8'0 x7'7
Up and over door. Power and light. uPVC double glazed window. Belfast sink. The rear of the garage has been set up as a workshop with shelving and is also the location of the Ideal combination condensing boiler. Two uPVC doors.

Outside

Gardens
To the front, the property is set behind a neat raised lawn with well-stocked planted borders, while a full-length block-paved driveway provides ample off-road parking and is partially covered by a useful carport. To the rear is a beautifully landscaped, low-maintenance patio garden, featuring Indian stone paving and raised beds planted with a variety of mature shrubs, trees and bushes. The garden enjoys a desirable south-westerly aspect, making it an ideal space for relaxing and entertaining while taking full advantage of the afternoon and evening sunshine.

£399,950

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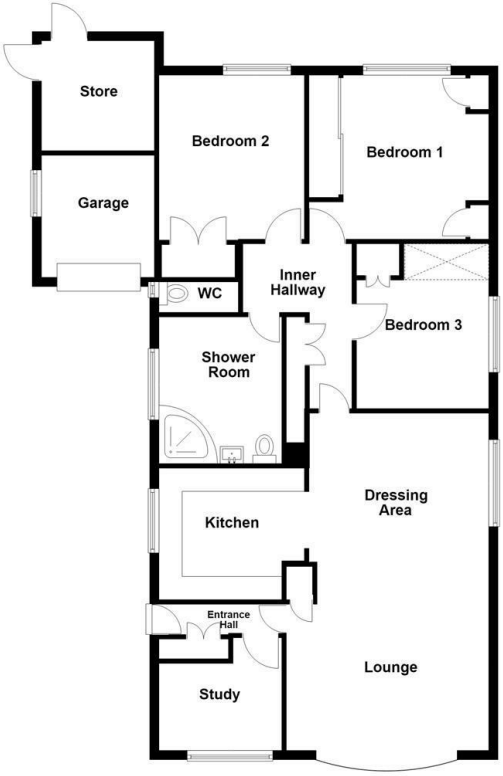
Ground Floor



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