





## 6, Sunningdale Road, Macclesfield, Cheshire SK11 8LU

This spacious four-bedroom semi-detached home is ideally located in a highly sought-after, family-friendly area, just a short walk from reputable primary and secondary schools, local shops, and everyday amenities. Thoughtfully designed with growing families in mind, the property offers versatile and generously proportioned living space throughout.

The ground floor features an entrance hall, lounge, utility room and a cloakroom/WC. At the heart of the home is a large open-plan breakfast kitchen, complemented by a separate dining room, perfect for both everyday living and entertaining. A standout feature is the ground floor double bedroom with its own en-suite shower room, alongside an additional room that can be used as a playroom or home office. Upstairs, the first floor comprises three well-sized bedrooms and a stylish, modern family bathroom.

Additional benefits include gas central heating and uPVC double glazing throughout.

Externally, the property is approached via a tarmacadam driveway to the front, while the rear offers a fully enclosed garden with fenced boundaries, a stone-flagged patio, and a raised decked seating area.

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, proceeding through two sets of traffic lights into Ivy lane. Take the first turning on the right into Sycamore Crescent and left into Chiltern Avenue and then second left into Sunningdale Road.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Handrail and glass balustrade to the staircase. Understairs storage cupboard. Meter cupboard. Tiled flooring. Single panelled radiator. Open way through to the breakfast kitchen.

### Lounge

12'5 x 10'10

Ceiling cornice. Shelving to the chimney recess. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### Breakfast Kitchen

17'2 x 8'6

Single drainer stainless steel sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces extending to a breakfast bar. Integrated Beko single oven. Integral Hotpoint five ring gas hob with extractor hood with lighting over. Integral Beko grill. Integral Beko microwave. Warming drawer. Plumbing for dishwasher. Space for an American style fridge/freezer. Recessed spotlighting. Two Velux windows. uPVC double glazed window. uPVC double doors opening onto the rear garden. Double panelled radiator. Open way through to the Dining Room.

### Dining Room

11'2 x 8'10

Recessed spotlighting. Laminate flooring. Double panelled radiator.

### Utility Room

9'6 x 6'2

One and a half bowl single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Wall mounted Alpha combination condensing boiler. Tiled flooring. uPVC double glazed window.

### W.C.

Washbasin with mixer tap. Low suite W.C. Extractor fan. Tiled flooring. Double panelled radiator..

### Study

12'6 x 6'2

Velux window. Double panelled radiator.

### **Bedroom Three**

12'0 x 8'1

Floor to ceiling fitted wardrobes. Recessed spotlighting. Laminate flooring. Velux window. uPVC double doors opening onto the rear garden. Double panelled radiator.

### **Ensuite Shower Room**

Fully tiled cubicle with thermostatic shower and additional shower attachment over. Washbasin with mixer tap and vanity storage below. Low suite W.C. Recessed spotlighting. Extractor fan. fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

### **First Floor**

#### **Landing**

Handrail and glass balustrade to the staircase. Ceiling cornice. Recessed spotlighting. Access to the loft via a pull-down ladder. Laminate flooring. uPVC double glazed window.

#### **Bedroom One**

12'7 x 11'10

Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Two**

11'5 x 11'2

Ceiling cornice. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Four**

7'4 x 6'4

Ceiling cornice. Laminate flooring. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The contemporary suite comprises a corner bath with central mixer tap and hand-held shower attachment together with a rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Fully tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

### **Outside**

#### **Gardens**

The property is set behind a tarmacadam The garden to the rear is fully enclosed within fence panel borders and incorporates a stone flagged patio, a raised decked seating area and . Included within the sale is a timber built garden shed.

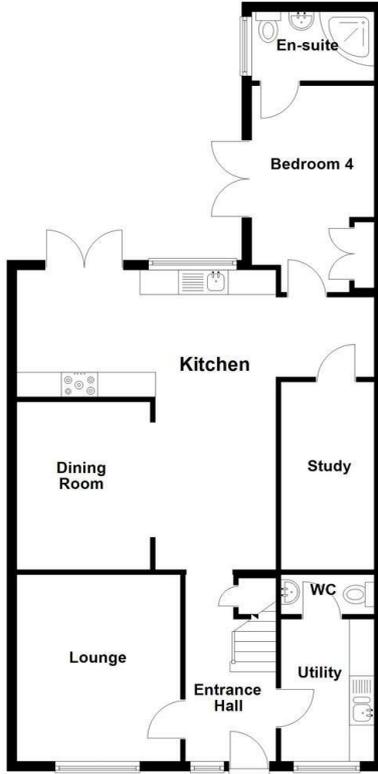
#### **Tenure**

Freehold

**£360,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

