







## **26, Gonville Avenue, Macclesfield, Cheshire SK11 0EG**

Sutton has always proved popular for not only is it surrounded by beautiful countryside but, with a strong community, it provides all the necessities of village life. This detached bungalow is located on the 'Seddons' estate which is on the bus route and is within a short walk of the local shop and Post Office.

This three bedroom is a lovely home and in brief comprises a porch, entrance hall, lounge with vaulted ceiling, dining room, kitchen, rear porch, shower room and lovely conservatory. There are then three bedrooms and a tastefully appointed bathroom. The property has gas central heating and uPVC double glazing installed.

To the front of the property there is a full width driveway with planted borders which provides ample off road parking and access to a carport and the garage. The rear garden is a delightful feature being perfect for that green fingered buyer. The garden enjoys a westerly aspect, catching the afternoon and evening sun. An excellent and increasingly rare opportunity to acquire a bungalow in this fine location.

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 the A523 (Leek Road) turning left at the first set of traffic lights into Byrons Lane. Continue past the Kings Head and into Hall Lane, first left into Selwyn Drive and right into Gonville Avenue. The property can be found on the right handside.

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

**Porch**

uPVC front door with double glazed panel. Downlighting.

**Entrance Hall**

Cupboard with shelving housing the Worcester combination condensing boiler. Storage cupboard. Loft access. Double panelled radiator.

**Lounge**

16'5 x 14'4 reducing to 12'4

Vaulted ceiling with Velux window. T.V. aerial point. Sliding doors to the Conservatory. Wall light points. Double panelled radiator. Double doors opening onto the Dining Room.

**Dining Room**

15'3 x 8'5

uPVC double glazed windows to the front and rear as well as onto the Conservatory. Double panelled radiator.

**Conservatory**

12'2 x 9'9

Double glazed roof with integrated blinds. uPVC door to the garden.

**Kitchen**

12'4 x 7'1

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated double oven with five ring gas hob and extractor hood over. Integrated dishwasher. Downlighting. Tiled flooring. uPVC double glazed window. Single panelled radiator.

**Rear Porch**

uPVC back door with double glazed panels inset. Downlighting. Tiled flooring.

**Shower Room**

The suite comprises a fully tiled cubicle with thermostatic shower over. a wash hand basin and a low suite W.C. Ddownlighting. Extractor fan. Tiled flooring. Chrome heated towel rail.

**Bedroom One**

12'5 x 11'1

Floor to ceiling fitted wardrobes with hanging rail and shelving. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

**Bedroom Two**

11'1 x 9'10

Floor to ceiling fitted cupboard. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

**Bedroom Three/Office**

9'4 x 6'8

uPVC double glazed window. Single panelled radiator.

**Bathroom**

The white suite comprises a walk-in tiled cubicle with glass screen and thermostatic shower over, vanity hand basin with mixer tap and storage cupboard below and a low suite W.C. Downlighting. Extractor fan. Wall-mounted mirror-fronted cabinet. Shaver point. Tiled walls. Tiled flooring. uPVC double glazed window. Heated towel rail.

**Outside****Gardens**

The property is set behind a full-width tarmacadam driveway providing ample off-road parking as well as an attractive planted border. The driveway also provides access to the tandem garage and carport. To the rear of the property is a large garden which is predominantly laid to lawn with planted flower beds and borders. A flagged patio is perfectly placed to enjoy the the garden's south westerly aspect ensuring the best of the afternoon and evening sun. Included within the sale is a greenhouse and a timber garden shed.

**Tandem Garage/Carport**

30'11 x 8'5 extending to 11'3

Up and over door. Power and light. Work surface with one and half bowl stainless steel sink unit with mixer tap, tiled splashbacks and base cupboard below. Plumbing for washing machine. Space for a tumble dryer. uPV C double glazed windows. uPVC back door with double glazed panels inset.

**£465,000**









