





27, Appleby Close, Macclesfield, Cheshire SK11 8XB

Appleby Close is an attractive and well-presented three-bedroom detached bungalow, peacefully tucked away within a quiet cul-de-sac and enjoying delightful views towards the surrounding hills. Offered in move-in ready condition, this appealing home provides an excellent opportunity for buyers to settle in immediately while also offering scope to personalise and enhance to individual taste over time.

The accommodation is both spacious and versatile, briefly comprising an inviting entrance hall, a lounge, kitchen, and a dining room/snug. The property features a generous principal bedroom with an en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom. The property further benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a tarmacadam driveway and a neat front garden. The driveway extends along the side of the bungalow, providing access to a single garage offering additional parking or storage. To the rear, the gardens are a particular highlight. Enjoying a desirable south-westerly aspect and backing onto open fields, the space is mainly laid to lawn with attractive hedged borders and a stone-flagged patio creating a fabulous setting to make the most of the warmer days.

Overall, this delightful home will appeal to a wide range of buyers seeking a peaceful location with excellent potential.

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, turning left at the second set of traffic lights into Congleton Road and take the second right into Thornton Avenue. Take the third left into Coniston Way and proceed to the junction turning right onto Thirlmere. Take the third right into Kenilworth Road and first left into Appleby Close.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Ceiling cornice. Airing cupboard housing the Worcester Bosch combination condensing boiler. Loft access. Double panelled radiator.

Lounge

17'6 x 10'8

Living flame gas fire set within an attractive feature fireplace. Ceiling cornice. T.V. aerial point. Wall light points. uPVC double glazed bow window. Double panelled radiator.

Kitchen

18'5 x 8'4

One and a half bowl stainless steel inset sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting granite work surfaces and matching splashbacks extending to a breakfast bar. Integrated Siemens single oven and grill. Integrated Siemens four ring induction hob with extractor hood over. Space for a free-standing fridge freezer. Plumbing for dishwasher. Plumbing for automatic washing machine. Space for a tumble dryer. Recessed spotlighting. Tiled flooring. uPVC double glazed windows. uPVC door opening at the side elevation. Double panelled radiator. Open way through to the Dining Room.

Dining Room/Snug

19'2 x 8'4

Ceiling cornice. T.V. aerial point. Wall light point. uPVC double glazed sliding doors opening onto the rear garden. Double panelled radiator.

Bedroom One

14'4 x 10'6

A range of floor to ceiling fitted bedroom furniture including wardrobes, overbed cupboards and bedside cabinets. uPVC sliding doors opening onto the rear garden. Double panelled radiator.

En-suite Shower Room

Full tiled cubicle with thermostatic shower over. Washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Partially tiled walls. Extractor fan. Recessed spotlighting. Loft access. Vertical heated towel rail.

Bedroom Two

13'10 x 10'11

A range of floor to ceiling fitted wardrobes together with a dressing table with drawers and overbed storage. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'10 x 7'9

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and shower attachment, a pedestal washbasin and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Fully tiled walls. Extractor fan. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Garage

24'2 x 8'8

Up and over door. Power and light. Single glazed window.

Gardens

The property is approached via a block-paved driveway providing off-road parking for two vehicles and access to the garage, alongside a neatly maintained lawned garden bordered by mature shrubs and bushes. To the rear, the fully enclosed garden has been thoughtfully landscaped to include a stone-flagged patio with steps rising to a generous lawned garden and a further flagged seating area, all nicely enhanced by well-stocked mature herbaceous borders.

Tenure

Leasehold. A term of 999 years from 1977. There is an annual ground rent of £35.00.

£425,000

HOLDEN & PRESCOTT





