HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Instead 4 Brynton Close, SK10 3AG

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A delightful two-bedroom 1950s detached bungalow, occupying a generous corner plot in a highly sought-after location close to Macclesfield town centre and excellent transport links. Bright, welcoming and wonderfully homely, the property offers well-proportioned and versatile accommodation with a comfortable feel throughout. Ready to move straight into, it provides an excellent opportunity for a new owner to enjoy as it stands, whilst also offering scope to personalise and make it truly their own.

The accommodation briefly comprises; a porch, entrance hall, living room, family room, lobby, kitchen, two bedrooms and a bathroom. The bungalow benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a neat front garden, with a private driveway providing ample off-road parking. The driveway is partially covered by a useful car port, providing sheltered parking and additional practicality.

The private rear garden is a real highlight, being generously proportioned and beautifully maintained, with well-kept lawns and an abundance of established mature planting. Enjoying a lovely sunny aspect, it offers a peaceful and attractive outdoor setting, ideal for relaxing, entertaining and making the most of the garden throughout the seasons.

Ideally positioned within walking distance of Macclesfield town centre, local amenities and transport connections, this appealing detached bungalow offers an increasingly rare combination of generous outdoor space, privacy, convenient location and 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 Beech Lane in a Northerly direction towards Tytherington. Take the first turning on the left hand side into Coare Street and first right into Brock Street, which in turn leads to Brynton Road. Take the first left hand turn into Bryton Close and the property can be found the the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
uPVC front door with glazing inset. uPVC double glazed wndows. uPVC inner front door with glazing inset.

Entrance Hall
Cupboard housing the Worcester Bosch combination condensing boiler. Meter cupboard. uPVC double glazed window. Double panelled radiator.

Living Room
13'11 x 11'4
Elegant feature fireplace. uPVC double glazed window. Double panelled radiator. Double doors opening onto the Family Room.

Family Room
19'00 x 18'8 l-shaped
Exposed timber ceiling beams. uPVC double glazed windows. Velux windows. uPVC double doors opening onto the rear garden. Double panelled radiators.

Lobby
uPVC door opening at the front elevation. uPVC double glazed window. Double panelled radiator.

Kitchen
16'3 x 7'10
Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of bespoke base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Integrated Fridge, Freezer and Washing Machine. Recessed spotlighting. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

Bedroom One
13'11 x 10'8
uPVC double glazed window to the front and rear elevations. Double panelled radiator.

Bedroom Two
10'8 x 9'11
uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Airing cupboard. Acess to a partially boarded loft with power and light via a pull-down ladder. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Vertical heated towel rail

Outside

Gardens
The property sits behind a well-maintained mature garden with a tarmacadam driveway providing ample vehicular parking. The fully enclosed rear garden offers a private and attractive outdoor space, featuring well-maintained lawns, mature planting and a sunny aspect. A number of garden sheds and greenhouses provide useful storage and growing space, while the garden itself offers an ideal setting for relaxing and enjoying the outdoors throughout the year..

Tenure
Freehold.

£350,000

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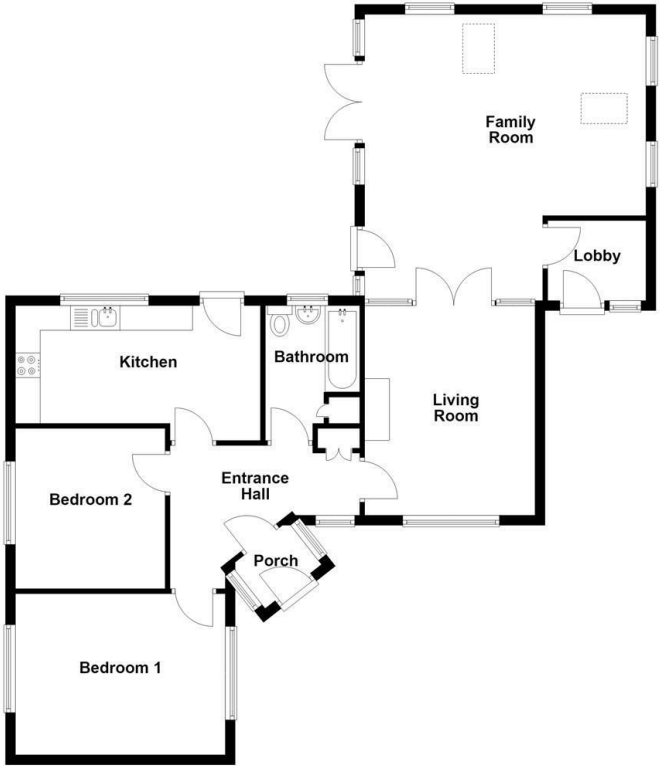
Ground Floor



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