





## 1, Acton Place, Macclesfield, Cheshire SK11 8RB

This exceptional detached bungalow presents a truly outstanding place to call home. Having been comprehensively upgraded, the property now meets the standards of even the most discerning buyer. A carefully considered design, combined with high-quality finishes, has created a spacious and beautifully appointed interior, enhanced by contemporary fittings and tasteful décor throughout.

The accommodation briefly comprises an entrance hall, elegant lounge with patio doors opening directly onto the garden, a separate dining room and a modern fitted kitchen finished to an excellent standard. There are two generously proportioned double bedrooms and a stylish bathroom featuring both a bath and separate shower. Gas central heating and uPVC double glazing are installed throughout, ensuring year-round comfort and efficiency.

Occupying a generous plot, the property is enveloped by well-maintained gardens and offers ample off-road parking. To the front, a driveway sits alongside a neatly kept lawn and raised planting beds, creating an attractive first impression. To the side, further lawned gardens with established flowerbeds are complemented by an additional paved driveway. The rear garden enjoys a sunny aspect, perfectly positioned to capture the afternoon and evening sun, an ideal setting for relaxation or outdoor entertaining.

Available with No Onward Chain.

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 in a westerly direction along Chester Road. Pass over the roundabout with Ivy Road and Acton Place is the second turning on the left hand side. The property is situated immediately on the left hand side.

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

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## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Downlighting. LVT flooring. Loft access. Oak door. Single panelled radiator.

### Lounge

13'11 x 11'10

Multi-fuel stove with marble hearth and wooden mantel. Ceiling cornice. uPVC patio doors opening onto the garden. Vertical anthracite grey radiator. Oak door to the Dining Room.

### Dining Room

11'10 x 8'11

Downlighting. uPVC double glazed window. Single panelled radiator. Oak door opening onto the Kitchen.

### Kitchen

15'1 x 9'6

Single drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks. Integrated appliances include a single oven with four ring induction hob and extractor hood over, dishwasher, fridge/freezer and washing machine. Downlighting. LVT flooring. Composite side door with decorative glazing inset. Single panelled radiator.

### Bedroom One

12'7" x 12'4

uPVC double glazed windows. Single panelled radiator.

### Bedroom Two

12'4" x 10'0

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The suite comprises a panelled bath with mixer tap and shower over, a fully tiled walk-in cubicle with thermostatic shower over, a vanity washbasin with mixer tap and cupboards below and a low suite W.C. with concealed cistern. Partilally tiled walls. Extractor fan. Tiled flooring. uPVC double glazed window. Vertical anthracite grey radiator.

### **Outside**

#### **Garage**

Up and over door. Power and light. To the rear of the garage there are two separate store area.

#### **Garden**

17'05 x 9'00

The property sits within a good size plot for a property of this style having gardens surrounding the residence. To the front is a tarmacadam driveway providing ample off-road parking and which is framed by lneat lawns and raised beds with a variety of mature trees, shrubs and bushes. Lawned gardens wrap around the side to the rear and include an attractive rockery and an Indian stone patio and gravelled patio seating areas. The garden benefits from a southerly aspect and so captures the best of the afternoon and evening sunshine.

#### **Tenure**

Freehold

**£450,000**

HOLDEN & PRESCOTT

Ground Floor





