





## **1, Belfry Drive, Macclesfield, Cheshire SK10 2TD**

Built by Messrs Seddon Homes, renowned for their quality and attention to detail, this detached bungalow stands proud on a corner plot on the forever popular Tytherington Links estate.

This is a true bungalow with a thoughtfully designed layout ensuring that all living spaces are easily accessible and functional, with easily manageable gardens surrounding the property, adding to its appeal and offering a pleasant outdoor space without the burden of extensive upkeep.

The property has generally been well looked after, but is now at the stage where it requires some updating and modernisation throughout. The accommodation is warmed by gas-fired central heating, with uPVC double glazing and briefly comprises, covered porch, entrance hall, lounge, utility area, kitchen, master bedroom with en suite shower room, two further bedrooms and a family bathroom. There is also a single garage.

The bungalow is offered with no chain, allowing for a smooth and straightforward purchase process.

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 northerly direction along Manchester Road (A538). Proceed through the traffic lights at the Tytherington shops, taking the next left into Dorchester Way. Turn left onto Belfry Drive, where the property can be found on the left-hand side.

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

**HOLDEN & PRESCOTT**

**Ground Floor**

**Covered Porch**

Courtesy light. Quarry tiled floor.

**Entrance Hall**

Ceiling cornice. Large built-in cloaks cupboard. Radiator.

**Lounge**

18'10 18'07

Feature marble fireplace with timber surround and mantel. Ceiling cornice. T.V. aerial point. Three wall light points. uPVC double glazed windows to the front elevation. Sliding patio doors opening onto the rear garden. Three radiators

**Utility Area**

8'2 x 5'11

Ceiling cornice. Tiled flooring. Radiator. Open way through to the Kitchen.

**Kitchen**

14'1 x 8'1

Single drainer one and a half bowl sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring electric hob with extractor canopy over. Plumbing for washing machine. Worcester gas central heating and domestic hot water boiler. uPVC double glazed window to the rear elevation. uPVC door to rear garden. Radiator.

**Bedroom One**

12'1 x 10'3

Built-in mirror-fronted wardrobes. Ceiling cornice. Loft access. uPVC double glazed window. Radiator.

**En Suite Shower Room**

Fully tiled cubicle with thermostatic shower over. Wash basin. Low suite W.C. Bidet. Fully tiled walls. Shaver point. uPVC double glazed window. Radiator.

**Bedroom Two**

13'4 x 7'9

Built-in wardrobe. Ceiling cornice. uPVC double glazed window. Radiator.

**Bedroom Three**

10'4 x 9'3

Built-in wardrobes. uPVC double glazed window. Radiator.

**Bathroom**

9'07 x 5'06

A coloured suite comprising a panelled bath with mixer taps and shower attachment over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Shaver point. Airing cupboard housing the pressurised hot water cylinder. uPVC double glazed window. Radiator.

**Outside**

**Garage**

18'11 x 9'6

Electric remote controlled up and over door. Power and light. Rear door. Gas and electric meters.

**Gardens**

To the front of the property, a driveway provides ample vehicular parking and access to a single garage as well as a neatly maintained lawn with well-stocked beds and borders. To the rear, the property features additional fully enclosed lawned gardens with mature planted beds and borders with a variety of shrubs and bushes offering a pleasant outdoor space.

**£450,000**





