





## 5, Clevedon Close, Macclesfield, Cheshire SK11 8LS

Situated in a highly desirable residential location, this two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a home with fantastic potential. Conveniently positioned close to local shops and reputable schools, the property also benefits from being just a short drive from Macclesfield town centre.

Having served as a much-loved home for many years, the property would now benefit from a programme of general modernisation, presenting an ideal chance to create a stylish and comfortable living space tailored to individual tastes.

The accommodation briefly comprises an entrance hall, a well-proportioned lounge, separate dining room, kitchen, and a conservatory overlooking the garden. There are two generous double bedrooms and a shower room.

Externally, the property is set back behind a neat front garden and features a block-paved driveway providing off-road parking, along with access to a garage and car port. To the rear, the gardens are a particular highlight—mainly laid to lawn and of an excellent size, offering a wonderful space for outdoor entertaining, relaxation, or further landscaping.

With its sought-after location and impressive scope for improvement, this property represents a superb opportunity for a range of buyers.

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.

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left. Take the next turning on the right onto Sycamore Crescent. Take the first left onto Chiltern Avenue, and then the next left turning into Clevedon Close. The property can be found on the right hand side.

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

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## Ground Floor

### Entrance Hall

uPVC front door with glazing inset. Ceiling cornice. Storage cupboard. Meter cupboard. Wall-light points. Tiled flooring. Double panelled radiator.

### Lounge

20'11 x 12'4 max

Fireplace. Picture rail. T.V. aerial point. Wall light point. Fitted shelving. Window. Open way through to the Dining Room.

### Dining Room

11'00 x 9'10

Picture rail. Window. Double panelled radiator. Open way through to the Kitchen.

### Kitchen

9'6 x 9'5

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Gas cooker point. Loft access. Partially tiled walls. Window.

### Conservatory

11'00 x 9'8 max

Power. Tiled flooring. uPVC double glazed windows. Double panelled radiator. uPVC sliding door to the rear garden.

### Bedroom One

11'10 x 10'6

Ceiling cornice. Bow window. Single panelled radiator.

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**Bedroom Two**

11'5 x 9'5

Ceiling cornice. Bow window. Single panelled radiator.

**Shower Room**

A corner cubicle with an electric Gainsborough shower over. Washbasin with mixer tap. Concealed cistern W.C. Loft access. Extractor fan. Partially tiled walls. Tiled flooring. Window. Single panelled radiator.

**Outside****Garage**

16'00 x 9'00

Bi-folding doors. Window. Power and light.

**Carport**

Additional parking.

**Gardens**

The property is approached via a stone flagged driveway providing off-road parking and access to the carport and garage. Adjacent is a lawned front garden with mature planted borders. The gardens to the rear are fully enclosed and of a generous size. The garden is primarily laid to lawn with a two-tiered stone flagged patio all of which is enhanced by a variety of mature trees, shrubs and general planting. There is also a currently inactive ornamental garden pond, greenhouse and summerhouse.

**Tenure**

Freehold

**£300,000**

**HOLDEN & PRESCOTT**

Ground Floor





