







## 26, Thornton Avenue, Macclesfield, Cheshire SK11 7UG

This detached bungalow has now been comprehensively extended and upgraded resulting in a fabulous home in what many would consider the perfect geographical location being so well placed for local shops and bus services.

From an enclosed porch and entrance hall there is a lounge, kitchen and a wonderful garden room which open through to both spaces as well as having bi-folding doors onto the garden. There are two double bedrooms and a bathroom. The property is warm with an Elkatherm heating system and double glazing is installed throughout. There are solar panels included with the sale.

The bungalow is set back behind a generous driveway providing ample off road parking and is screened from the road behind tastefully planted borders. The rear garden has been beautifully landscaped to provide an interesting, yet easily maintained area with attractive planting and offers a high degree of privacy. This garden includes an Indian stone patio with raised beds and an aluminum pergola. There is also a brick built store with power. The garden to the rear is fully enclosed and enjoys a sunny south westerly aspect.

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 and turn left at the second set of traffic lights onto Congleton Road. Thornton Avenue is the second turning on the right hand side.

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

## **Ground Floor**

Courtesy light.

## **Porch**

Composite front door with glazing inset. Quarry tiled flooring. Meter cupboard. Coat hooks. Glazed inner door to the Entrance Hall.

## **Entrance Hall**

Solid wood flooring. Access to the loft via a three-piece folding wooden ladder. Glazed doors opening onto the Kitchen and Lounge.

## **Lounge**

15'10 x 11'0

Multi-fuel stove set within an inglenook fireplace with stone hearth and a tile and timber surround. T.V. aerial point. Solid wood flooring. uPVC double glazed window. Electric radiator. Glazed doors opening onto the Garden Room.

## **Kitchen**

10'5 x 9'10

Single drainer ceramic sink unit with a mixer hose tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces which extend into the Garden Room. Electric cooker point with space for a range style cooker and extractor hood over. Integrated dishwasher. Space for an up and over fridge/freezer. Plumbing for washing machine. Large storage cupboard. Tiled flooring. uPVC double glazed window. Open way through to the Garden Room.

## **Garden Room**

19'10 x 7'4

Tiled flooring. Velux windows. Sliding patio door opening onto the Garden. Electric radiator.

### **Bedroom One**

11'5 x 10'9

Floor to ceiling fitted wardrobes with hanging rail and shelving. Laminate flooring. uPVC double glazed window with shutters. Electric radiator.

### **Bedroom Two**

10'7 x 7'6

uPVC double glazed window with shutter. Electric radiator.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a wash hand basin with mixer tap and vanity storage cupboard below and a low suite W.C. Extractor fan. Partially tiled walls. Partially panelled walls. Mirrored bathroom cabinet. uPVC double glazed window. Electric radiator.

### **Outside**

#### **Garden**

To the front of the property there is a large gravelled driveway providing ample off-road parking and an effectively planted mature bed which screens and runs down the side of the driveway. There is also a side garden which is enclosed and includes a log store. The garden to the rear is secure and fully enclosed within fenced and hedged borders and incorporates a substantial Indian stone patio accented by planted flower beds. An aluminium pergola complete with festoon lighting and wooden trellises enhance the outdoor ambience and making this a lovely space in which to enjoy the sunny south westerly aspect. Within the garden there is a brick built outhouse which has a uPVC double glazed window together with power and light.

### **Store**

7'6 x 6'10

**£395,000**

HOLDEN & PRESCOTT









