



jordanfishwick

2 HIGHFIELD ROAD MACCLESFIELD SK11 8EJ
For Sale By Informal Tender £220,000

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**** FOR SALE BY INFORMAL TENDER **** A rare opportunity to acquire this bay fronted, two double bedroom detached bungalow located in a highly desirable residential area close to local schools, the town centre and excellent transport links. Enjoying a superb location and hidden away off Crompton road occupying an elevated setting and views stretching out across Macclesfield and Teggs Nose beyond. The property is set within a generous plot and benefits from off-road parking together with a double garage situated beneath the main accommodation, providing ample space for storage or potential conversion (subject to any necessary planning). Internally, the property requires full renovation and modernisation throughout, offering an excellent opportunity for purchasers to put their own stamp on the property. In brief the property comprises; entrance vestibule, living room, dining room, kitchen, two double bedrooms and bathroom. Externally to the front is a driveway providing off road parking and leads to the double garage. To the rear is a private garden, mainly laid to lawn with a patio and hedging to the perimeter. The property is offered for sale by way of informal tender. Interested parties are advised to inspect the property prior to submitting a bid. Tender deadline and submission details to be confirmed.

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
From our office proceed down the hill turning right along Sunderland street and proceed through the 2nd set of cross roads/traffic lights onto Park Street and over the mini roundabout onto Park Lane. At the next set of crossroads/traffic lights continue across and take the third turning on the right onto Crompton Road. The access for Highfield Road can be found up a cobbled road on the left just passed the turning for Loney Street.

Entrance Vestibule
Door to living room.

Bay Fronted Dining Room
12'9" x 12'0"
Bay window to the front aspect with far reaching views across rolling countryside hills. Radiator.

Sitting Room
15'10" x 14'7"
Versatile room with sliding patio doors to the garden. Window to the front aspect with far reaching views across rolling countryside hills. Two radiators.

Inner Hallway
Door to the side aspect.

Kitchen
14'10 x 7'0
Fitted with a range of base units with work surfaces over and matching wall mounted

cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for appliances. Breakfast bar with stool recess. Two windows to the side aspect. Radiator.

Bathroom
Fitted with a panelled bath, low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Radiator.

Bedroom One
11'0 x 11'0
Double bedroom with double glazed window to the side aspect. Radiator.

Bedroom Two
11'0 x 9'10
Double bedroom with double glazed window to the side aspect. Radiator.

Outside

Driveway
To the front of the property is a driveway providing off road parking and leads to the attached double garage. A lawned garden to the side and access to the side allowing access to the garden.

Attached Double Garage
Up and over door. Power and lighting.

Westerly Facing Garden
To the rear is a private Westerly facing garden mainly laid to lawn with a paved patio.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm these details with their legal representative.

Informal Tender
We are inviting interested parties to tender a bid on the appropriate form which will be forwarded to our client on Wednesday 3rd September by 12 noon for them to consider.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	