





20, Fallibroome Road, Macclesfield, Cheshire SK10 3LD

A well-maintained and two-bedroom detached bungalow, occupying a highly sought-after location within easy walking distance of Fallibroome Academy, the local leisure centre and the popular parade of shops at Broken Cross.

Having been lovingly cared for over the years, the property is very well maintained throughout and offers an excellent opportunity for purchasers to enhance and personalise the accommodation to suit their own tastes and lifestyle.

The accommodation briefly comprises a porch, entrance hall, lounge, dining kitchen, utility, conservatory, two double bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the bungalow is set back from the road behind a neatly lawned front garden. A tarmacadam driveway extends along the side of the property, providing ample off-road parking and leads to a detached garage, ideal for secure parking, storage or workshop space. To the rear is a delightful, private garden offering an excellent outdoor space to relax and enjoy. The rear garden enjoys the enviable position of backing directly onto Jasmine Park, creating a delightful open aspect and a wonderful sense of privacy.

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 Prestbury Road turning left at the mini roundabout into Victoria Road. Proceed to the next roundabout taking the second exit onto Fallibroome Road and 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

Porch

Courtesy light. uPVC glazed double doors.

Entrance Hall

Wall light points. Loft access. uPVC inner front door with glazing inset and adjoining. Single panelled radiator.

Lounge

17'6 x 12'1

Feature marble fireplace. Ceiling cornice. T.V. aerial point. Wall light points. uPVC double glazed picture window. Double panelled radiator.

Dining Kitchen

20'10 x 11'7 max

One and a half bowl single drainer inset ceramic sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Under unit lighting. Integrated Neff single oven with four ring Neff induction hob and extractor hood over. Plumbing for dishwasher. Under counter space for fridge. Recessed spotlighting. Wall light points. Built-in cupboard housing the Glow Worm combination condensing boiler. uPVC double glazed window to the side and rear elevation. Double panelled radiator.

Utility

7'8 x 6'00

Plumbing for automatic washing machine. Space for a tumble dryer. Space for a free-standing fridge/freezer. uPVC double glazed windows. uPVC double glazed door opening onto the rear garden.

Conservatory

10'8 x 7'8

uPVC double glazed windows. uPVC double glazed door opening onto the rear garden. Electric storage heater.

Bedroom One

12'9 x 12'00

Fitted wardrobes and cupboards to the chimney recesses. Meter cupboard. Wall light points. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two

12'10 x 10'8

A range of fitted bedroom furniture including wardrobes and desk. Wall light points. uPVC double glazed window. Double panelled radiator

Shower Room

The suite comprises a double size walk-in cubicle with electric Acqualisa shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Electric shaver point. Extractor fan. Recessed spotlighting. Fully tiled walls uPVC double glazed window. Single panelled radiator.

Outside

Gardens

Set back from the road, the property enjoys a generous tarmacadam driveway providing ample off-road parking and access to the detached garage. The front garden is laid to lawn with mature planting and is nicely complemented by a charming stone-built garden wall, creating an attractive approach to the property. The fully enclosed rear garden features an Indian stone-flagged patio leading onto a well-maintained lawn, beautifully framed by mature hedging, shrubs and established planting. There is also a brick built outhouse which is ideal for further storage.

Garage

19'7 x 8'1

Up and over door. Power and light. Single glazed window.

Store

8'1 x 3'00

Power and light.

Tenure

Freehold.

£390,000

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