















Peterborough Close, Macclesfield,
Cheshire, SK10 3DT

Asking Price: £400,000
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: E
EPC Rating: C

WELCOME TO 3 PETERBOROUGH CLOSE, MACCLESFIELD

A generously proportioned three bedroom detached bungalow, occupying a particularly pleasant position with bungalows alongside/ adjacent, set within a residential close on the desirable north side of Macclesfield. Offering all of its accommodation on one level, this spacious home combines excellent room proportions, a private rear garden, ample parking and a substantial double garage with exciting potential for further use, subject to any necessary planning consent.

Offered for sale with no vendor chain involved, the property presents an excellent opportunity for buyers seeking a comfortable detached bungalow with scope to cosmetically modernise and personalise. The location is particularly convenient for access towards Prestbury, Alderley Edge and Wilmslow, whilst nearby shops and everyday amenities are also within easy reach.

SPACIOUS 'SINGLE LEVEL' ACCOMMODATION

The welcoming entrance hall, leads into a particularly well balanced layout, with the impressive 26ft living room providing a wonderful principal reception space. Featuring a large bay window overlooking the front garden, the room offers considerable flexibility for both relaxing and entertaining.

A separate dining room provides further reception space, whilst the kitchen offers a good range of fitted units, integrated cooking appliances and space for additional freestanding appliances. A side door provides convenient access directly outside.

The property benefits from three well proportioned bedrooms, with the principal bedroom measuring approximately 15ft in length and enjoying a pleasant outlook over the rear garden. Bedroom Two is also a generous double, whilst Bedroom Three includes useful built-in storage.

A spacious family bathroom completes the main accommodation, complemented by the particularly useful additional cloakroom/WC positioned off the entrance hall - ideal for guests and everyday family life.

PRIVATE GARDENS & EXCEPTIONAL GARAGE SPACE

Outside, the property continues to impress with a 'level' 0.13 acre plot. The enclosed rear garden is a particularly attractive feature, offering an excellent degree of privacy together with superb exposure to available sunlight. A generous York stone paved patio provides an ideal setting for outdoor dining and entertaining, whilst the lawned garden offers plenty of space for gardening enthusiasts. A greenhouse is also included.

The front of the property provides a wide block paved driveway with ample parking and access to the substantial double garage. Measuring approximately 17'3" x 15'8", the garage is fitted with a remote electronically operated up-and-over door, power and lighting, together with a personal door and rear window.

Of particular interest is the garage's size and existing services, which could provide exciting potential for conversion or alternative use, subject to the necessary planning permissions and regulations. This could make an excellent workshop, hobby area, home gym or potentially further accommodation, depending upon the requirements of the next owner.

A DESIRABLE NORTH MACCLESFIELD LOCATION

Positioned towards the north side of Macclesfield, Peterborough Close is a well established residential setting with several similar bungalow properties nearby, creating a pleasant and established environment.

The location is particularly well placed for those requiring convenient access towards Prestbury, Alderley Edge and Wilmslow, whilst local shops and amenities are also close at hand.

With its generous proportions, entirely level accommodation, private garden, ample parking and exceptional double garage, this is a property with both immediate appeal and considerable future potential.

Offered with no vendor chain and ready for the next owner to make their own mark, an early internal inspection is strongly recommended.

GROUND FLOOR

Entrance Hall
4'8" x 4' (1.42m x 1.22m)
Double glazed entrance door and UPVC double glazed panel.

Cloakroom/ WC
4'9" x 4' (1.45m x 1.22m)
WC and wash basin. Radiator. UPVC double glazed window to the side elevation.

Living Room
26' x 12' (7.92m x 3.66m)
UPVC double glazed bay window to the front aspect. Two radiators. Hearth with electric fire. Wall light point.

Dining Room
9'10" x 9' (3m x 2.74m)
UPVC double glazed window to the side. Radiator.

Kitchen
13' x 10' (3.96m x 3.05m)
Range of base, wall and drawer units with work surface incorporating a stainless steel single drainer sink unit with mixer tap. Tiled splashbacks. Integrated four ring gas hob with grill/oven below, and extractor above. Integrated dishwasher. Space for washing machine, fridge and freezer. UPVC double glazed window to the side aspect and UPVC double gazed door leading outside to the side. Radiator.

Inner Hall
10' x 2'7" (3.05m x 0.79m)
Loft access. Door to built in cupboard (previously was the airing cupboard which housed the hot water cylinder).

Bedroom One
15' x 10' (4.57m x 3.05m)
UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two
12' x 11' (3.66m x 3.35m)
UPVC double glazed window to the rear aspect. Radiator. Built in storage cupboard/wardrobe with double opening doors.

Bedroom Three
9' x 8' (2.74m x 2.44m)
UPVC double glazed window to the side aspect. Radiator. Built in storage cupboard/wardrobe with double opening doors.

Bathroom
7'9" (2.36) plus door recess x 6' (1.83)
Spacious bathroom fitted with a white suite comprising of WC, wash basin (with cupboard below) and corner bath with shower unit over. UPVC double glazed window to the side elevation. Radiator. Tiled walls.

Outside
The property enjoys a lovely enclosed lawned garden with stone paved patio area, enjoying excellent privacy and great exposure to most available sunlight. Gardeners will be pleased to know there is a greenhouse included too!Outside lighting. Paved area to one side, and tarmacadam gated path to other side giving you access to the front garden.
The front provides a double width block paved driveway to the double garage, along with a lawn and borders.

DOUBLE GARAGE
17'3" x 15'8" (5.26m x 4.78m)
Remote electronically operated up and over vehicular door to the front. Personal door and single glazed window to the rear. Wall mounted British Gas combination boiler. Power and lighting. Gas and electric meters providing excellent space and scope for a conversion! (if required).

Directions
From the Reeds Rains office turn left onto Sunderland Street under the railway bridge turning IMMEDIATE left at the lights onto the Silk Road. At the roundabout go first exit left up Hibel Road, through the traffic lights and then take the second exit at the roundabout. At the next roundabout (in front of Sainsbury's), take first exit left (continuing past West Park on the right) and at the next roundabout take the 3rd exit into Prestbury Road and proceed over the mini roundabout, along Prestbury Road. Take the third left into Kennedy Avenue and then the second left into Brampton Avenue, then left again into Peterborough Close, where the property can be identified by the Reeds Rains For Sale Board on the left hand side.

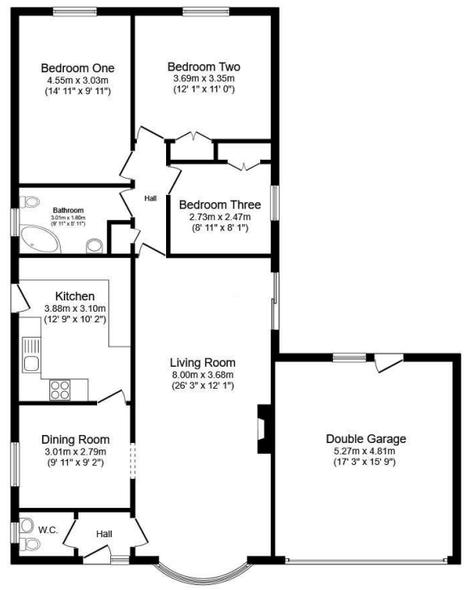
Agents Note
We are advised the tenure is Freehold.

We are advised the Council Tax band is E, payable to Cheshire East Council.

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.
For full EPC please contact the branch.



Total floor area 126.7 sq.m. (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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