HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

8 Surrey Road,,
MACCLESFIELD, SK11 7XA





8, Surrey Road,, MACCLESFIELD, Cheshire SK11 7XA

This semi-detached bungalow is in what could be considered to be the perfect location as it is situated within a highly regarded residential area and is within walking distance of both local shops in Thornton Square and a bus service into town.

Although the property does now require modernisation it does have all the makings of a lovely home. The accommodation in brief comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom. The property has gas central heating and double glazing installed, and is now available with no onward chain.

There are gardens to both the front and rear and a driveway that provides off road parking and access to the single garage.

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 turning left at the second traffic lights into Congleton Road. Take the fourth turning on the right into Moss View Road and then left into Surrey 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

Entrance Hall
uPVC front door with glazing inset. Storage cupboards with shelving. Loft access. Single panelled radiator.

Living Room
12'1 x 10'10
Electric fire. T.V. aerial point. Wall light points. uPVCV double glazed window. Double panelled radiator.

Kitchen
9'111 x 8'5
One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Integrated fridge and freezer. Plumbing for washing machine. Cupboard housing the Worcester combination condensing boiler. Tiled flooring. uPVC double glazed window.. Double panelled radiator.

Bedroom One
11'10 x 10'10
T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Two
10'4 x 9'11
uPVC double glazed window. Double panelled radiator.

Bathroom
Electric shower. Pedestal wash basin with mixer tap. Low suite W.C. Extractor fan. Downlighting. Tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Garage
13'7 x 8'4
Up and over door. Power and light. Rear window.

Gardens
To the front of the property there is a largely gravelled garden for ease of maintenance and tarmacadam driveway providing off-road parking and access to the single garage. To the rear, the garden is fully enclosed within fenced borders and again is predominently gravelled and includes both a flagged patio and tarmacadam patio. There are outdoor sockets, lights and taps. The garden has a south westerly aspect and enjoys the best of the afternoon and evening sun.

£235,000

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Ground Floor











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