



jordan fishwick

10 BADGER ROAD MACCLESFIELD SK10 2EP

£415,000

10 BADGER ROAD MACCLESFIELD SK10 2EP

**** NO ONWARD CHAIN **** Located within a select and desirable development in Tytherington. Set back behind a driveway is this spacious four bedroom detached bungalow with a generous size garden to the rear, offering a high degree of privacy. Conveniently located within a "stones throw" of local amenities including excellent schools, shops, Tytherington Golf & Country Club and useful public transport links. Although the accommodation requires a full refurbishment, the accommodation is spacious and allows the new owner(s) to put their own stamp on it. In brief the property comprises; entrance hallway, L shape living/dining room, conservatory and kitchen. An inner hallway allows access to the four bedrooms, family bathroom and additional WC. Outside, the property is set within extensive grounds with beautiful flower beds that have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a well maintained lawn. The driveway to the front provides ample off road parking and leads to the attached double garage. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this true bungalow.

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

Leaving Macclesfield in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way and then turn left onto Badger Road where the property will be found after a short drive on the left hand side.

Entrance Hallway

Accessed via double glazed French doors. Access to the loft space. Built in storage cupboard. Radiator.

WC

Low level WC and wash hand basin. Double glazed window to the side aspect.

Spacious Living/Dining Room

26'1 x 11'10
Well proportioned reception room with feature fireplace and surround. Space for a dining table and chairs. Two windows to the rear aspect. Two radiators.

Conservatory

14'0 x 12'0
Windows and door to the garden.

Kitchen

14'0 x 6'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Space for a cooker, washing machine and fridge. Double glazed window to the front aspect and door to the side.

Bathroom

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

Inner Hall To Bedrooms

Bedroom One

14'8 x 11'0
Double bedroom with double glazed window to the rear aspect. Access to the loft space. Radiator.

Bedroom Two

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

Bedroom Three

11'0 x 7'1
Good size bedroom with double glazed window to the side aspect. Radiator.

Bedroom Four

11'0 x 7'1
Good size bedroom with double glazed window to the side aspect. Radiator.

Outside

Driveway

The driveway to the front provides ample off road parking and leads to the attached double garage.

Double Garage

17'0 x 16'5
Electric roller door. Courtesy door to the garden. Power and lighting. Window to the side and rear aspect.

Southerly Facing Garden

The property is set within extensive grounds with beautiful flower beds that have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a well maintained lawn.

Tenure

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



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



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	