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# Macclesfield Road, High Peak, SK23 7DB

## Offers over £269,950

Tucked away within a quiet cul-de-sac in the highly sought-after area of Whaley Bridge, this well-presented three bedroom semi-detached home offers an excellent opportunity for a wide range of buyers, from first-time purchasers to growing families. Perfectly positioned for those needing to commute, the property enjoys excellent transport links to both Manchester and Sheffield, whilst also being within easy reach of a good selection of local amenities including independent shops, cafés and a train station. The surrounding area is renowned for its beautiful countryside, with an array of scenic walks and bridle paths right on the doorstep, ideal for those who enjoy an outdoor lifestyle.

Internally, the property offers well-balanced accommodation. The ground floor comprises a welcoming and comfortable lounge, providing a cosy yet spacious setting, while to the rear there is a generous kitchen/diner which forms the heart of the home. This space is perfect for both everyday living and entertaining, with French doors opening directly onto the rear garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor spaces. In addition, there is scope to further enhance the ground floor with the creation of a downstairs WC, with a wash hand basin already in place and plumbing installed, offering excellent future potential.
To the first floor, three well-proportioned bedrooms, each offer flexibility for family living, guest accommodation or home working. These are served by a family bathroom, completing the internal layout.

Externally, the property benefits from a shared driveway and a low-maintenance paved garden to the front. To the rear, there is a private and enclosed garden designed for ease of upkeep, featuring a paved seating area ideal for outdoor dining and relaxation, alongside a small section of artificial lawn. Overall, this is a fantastic home in a desirable location, offering both comfort and potential in equal measure.

## GROUND FLOOR

### Entrance Hall
Door to side, double glazed window to front, radiator, door leading to:

### Lounge
15'4" x 12'10" (4.67m x 3.91m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, open to:

### Inner Hallway
Double glazed window to side, doors leading to:

### WC
Wash hand basin and plumbing for WC.

### Kitchen/Diner
13'3" x 12'10" (4.04m x 3.91m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors opening out to rear garden.

## FIRST FLOOR

### Landing
Radiator, doors leading to:

### Bedroom 1
12'4" x 9'9" (3.75m x 2.98m)
Double glazed window to front, radiator.

### Bedroom 2
11'4" x 5'11" (3.45m x 1.80m)
Double glazed window to rear, radiator.

### Bedroom 3
6'10" x 6'7" (2.08m x 2.01m)
Double glazed window to rear, radiator.

### Bathroom
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

## OUTSIDE
Paved garden to the front. Enclosed paved garden to the rear with artificial grass area. Shared driveway to the front of the property.

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 68.7 sq. metres (739.9 sq. feet)

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