



## 72 SHRIGLEY ROAD MACCLESFIELD, SK10 5RD

£375,000  
LEASEHOLD

FOR SALE BY AUCTION ON 7TH MAY 2026 (UNLESS SOLD PRIOR UNDER AUCTION CONDITIONS).

This detached bungalow is situated in a sought after position close to all the village amenities but also on the edge of open countryside.

Built of brick under a tiled roof, the bungalow would now benefit from a programme of modernisation, however, does form an ideal opportunity for a buyer to put their own stamp on the property and configure it to their own style and specification. There is huge potential to extend (subject to planning permission) and cover the large loft space into further accommodation as has been undertaken by some neighboring properties.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating:**      **Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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