





37, London Road, Macclesfield, Cheshire SK11 0JX

Beautifully presented and thoughtfully updated, this spacious three-bedroom mid-terrace home offers the perfect blend of style and charm, making it an ideal choice for families and first-time buyers alike. Enjoying a highly convenient position, the property is just a short walk from the picturesque Macclesfield Canal and only a short drive to the ever-popular Sutton Reservoir. Well-regarded local schools and a range of everyday amenities are also close by.

The accommodation briefly comprises; a lounge, spacious dining kitchen and a conservatory overlooking the rear garden to the ground floor. To the first floor are three well-proportioned bedrooms and a bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set back behind a tarmac driveway providing ample off-road parking. To the rear, the garden is a true stand-out feature. Generous in size, primarily laid to lawn and enclosed by fence-panelled borders for privacy. Two patio areas offer excellent spaces for outdoor dining and relaxation, and the sale includes two timber garden sheds.

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.

From the Station proceed along Sunderland Street turning left at the Park Green traffic lights into Mill Lane. Bear right at the next lights continuing into Cross Street and through the next lights into London Road. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

13'11 x 12'00

Composite front door with glazing inset. Exposed timber ceiling beams. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

13'09 x 10'10

Single drainer one and a half bowl stainless steel sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring gas hob with extractor hood over. Space for fridge/freezer. Plumbing for dishwasher. Plumbing for automatic washing machine. Ceiling cornice. Recessed spotlighting. Tiled flooring. Understair storage cupboard housing the Vaillant combination condensing boiler. uPVC double glazed window,. Two double panelled radiators. Open way through to the Conservatory.

Conservatory

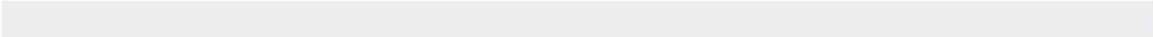
9'07 x 8'00

Tiled flooring. uPVC double glazed windows. uPVC door opening onto the rear garden. Two double panelled radiators.

First Floor

Landing

Handrail to the staircase.



Bedroom One

13'11 reducing to 12'09 x 11'00

Fitted wardrobe. Wooden panelling to feature wall. Wall light points. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'02 x 10'11

Cast-iron fireplace. Picture rail. Wooden panelling to feature wall. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'04 max x 6'11

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and dual-headed shower over, a low suite W.C. and a washbasin set within a vanity unit with storage below. Mirror with light. Built-in storage cupboard. Partially tiled walls. Loft access. uPVC double glazed window. Double panelled radiator.

Outside

Garden

To the rear of the property is an impressively sized, fully enclosed garden. It features a stone-flagged patio area, a well-maintained lawn with steps leading up to a delightful seating area, complete with a stone-built wall and attractive flower beds. Also included in the sale are two timber-built garden sheds.

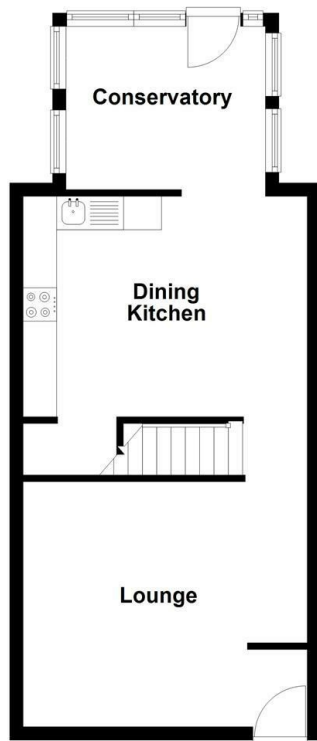
Tenure

Freehold

£265,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

