





50, Black Road, Macclesfield, Cheshire SK11 7BZ

Situated in a sought-after location, this beautifully presented three bedroom semi-detached home offers an excellent opportunity for a variety of buyers. Ideally positioned within easy reach of local schools, shops, and cafés, the property is also just a short walk from Macclesfield town centre and its superb transport links. Finished to an immaculate standard throughout, the home is ready for immediate occupation, perfect for those looking to move straight in with minimal effort required.

The accommodation briefly comprises an entrance hall, a comfortable lounge and a modern dining kitchen on the ground floor. To the first floor, there are three generously sized bedrooms and a well-appointed bathroom. Additional benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property features a fully flagged, low-maintenance rear garden, enclosed by fenced boundaries to create a private and pleasant space ideal for relaxing or entertaining. A standout feature is the off-road parking for one vehicle, an increasingly valuable asset for properties of this kind.

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 Buxton Road. Turn right shortly after passing over the canal into Black Road. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to the staircase.

Lounge

14'11 x 11'11 max

Ceiling cornice. Understairs storage cupboard. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

15'02 x 7'09

Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with wood effect work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring gas hob with extractor hood over. Integrated fridge. Plumbing for automatic washing machine. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail and spindle balustrade to the staircase. Access to a partially boarded loft. uPVC double glazed window.

Bedroom One

11'09 x 9'00

uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'00 x 8'11

uPVC double glazed window. Single panelled radiator.



Bedroom Three

7'11 x 5'11

uPVC double glazed window. Double panelled radiator.

Bathroom

The White suite comprises a panelled bath with thermostatic shower over, a ;pedestal washbasin and a low suite W.C. Airing cupboard housing the Worcester Bosch combination condensing boiler (4yrs old). Fully tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

The fully enclosed low maintenance garden to the rear is paved with Indian stone and enhanced by raised planted beds. There is also a resin garden shed with electrical power.

Parking

There is a off-road parking space for one vehicles accessed via Mount Terrace.

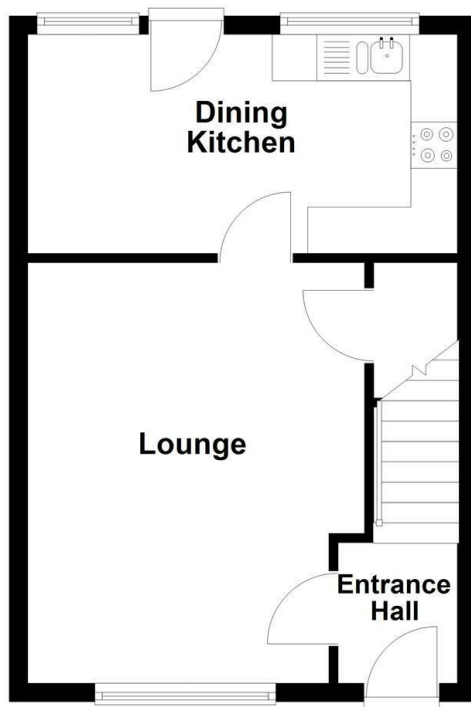
Tenure

Leasehold. A term of 999 years from 1992. There is a ground rent of £40.00 per annum.

£240,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

