





# 43 Roewood Lane, Macclesfield, SK10 2PQ

Enjoying a superb location on a no through road on one of Macclesfield's most favoured residential areas within a short distance of open countryside, Macclesfield town centre and train station. This detached property has an elevated setting and a particular feature of this home are the outstanding views over surrounding countryside, stretching out towards Macclesfield, Cheshire and beyond! In brief the property comprises; porch, reception hallway, elegantly presented dual aspect living/dining room, breakfast kitchen, two bedrooms and a stylish family bathroom fitted with a white suite and separate shower. Stairs lead down to the lower level with two further double bedroom (both with walk in wardrobes) and separate WC. The gardens surrounding the property are a real feature and consist of lawn areas and several seating area ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy with mature shrubs and hedging to the borders. Timber panel fencing to the boundaries. A courtesy gate to the side allowing access to the front.

## £465,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Roewood Lane is long established as a favourable and sought after location. A prime residential area given its abundance of established individual properties. A befitting location therefore for this quite outstanding dwelling. 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 along Hurdsfield Road (B5470) and having crossed over the canal, turn first right onto Roewood Lane. Follow the road around to the left where the property can be found on the left hand side.

#### Porch

Inset mat. Laminate floor. Composite front door. Ceiling coving.

#### Entrance Hallway

Access to the loft space. Cupboard housing a washing machine and tumble dryer. Ceiling coving. Radiator.

#### Living/Dining Room

24'0 x 13'0

Well proportioned reception room with double glazed windows to three aspects. Radiator.

#### Breakfast Kitchen

15'0 x 12'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Integrated dishwasher with matching cupboard door. Integrated microwave. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Breakfast bar with stool recess. Wooden floor. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect with far reaching views over rooftops. Sliding patio doors to the garden.

#### Bedroom Three

11'4 x 10'0

Double bedroom with double glazed window to the front aspect. Built in wardrobe/storage cupboard. Radiator.

#### Bedroom Four / Family Room

12'0 x 11'3

Double bedroom with double glazed window to the rear aspect with views over rooftops and beyond. Radiator.

### Family Bathroom

Fitted with a stylish white suite comprising; large panelled bath, separate shower cubicle, push button low level W.C and vanity wash hand basin. Part tiled walls. Contemporary radiator. Double glazed frosted window to front aspect.

### Stairs To Lower level

### Master Bedroom

16'3 x 11'3

Double bedroom with double glazed window to the side aspect and sliding patio doors to the garden. Walk in dressing room with drawers and hanging space. Recessed ceiling spotlights.

### Bedroom Two

15'0 x 8'6

Double bedroom with double glazed window to the side aspect. Walk in dressing room with built in drawers and hanging.

### WC

Push button low level WC and wash hand basin. Chrome radiator.

### Outside

### Driveway

A driveway to the front provides off road parking for several vehicles.

### Gardens To Three Sides

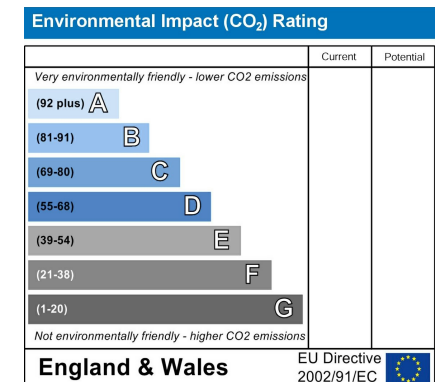
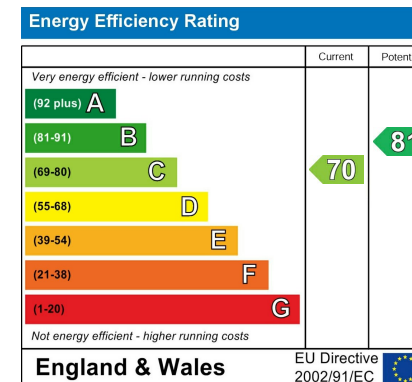
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### Tenure

The vendor has advised that the property is Freehold.

We also believe the property to be council tax band F.

We would advise any prospective buyer to confirm these details with their legal representative.

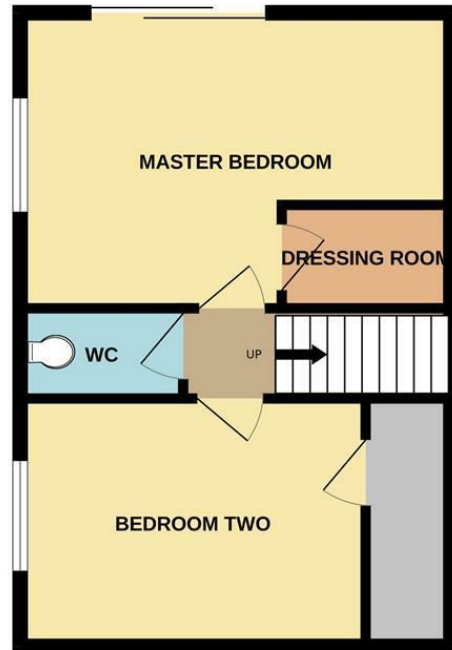




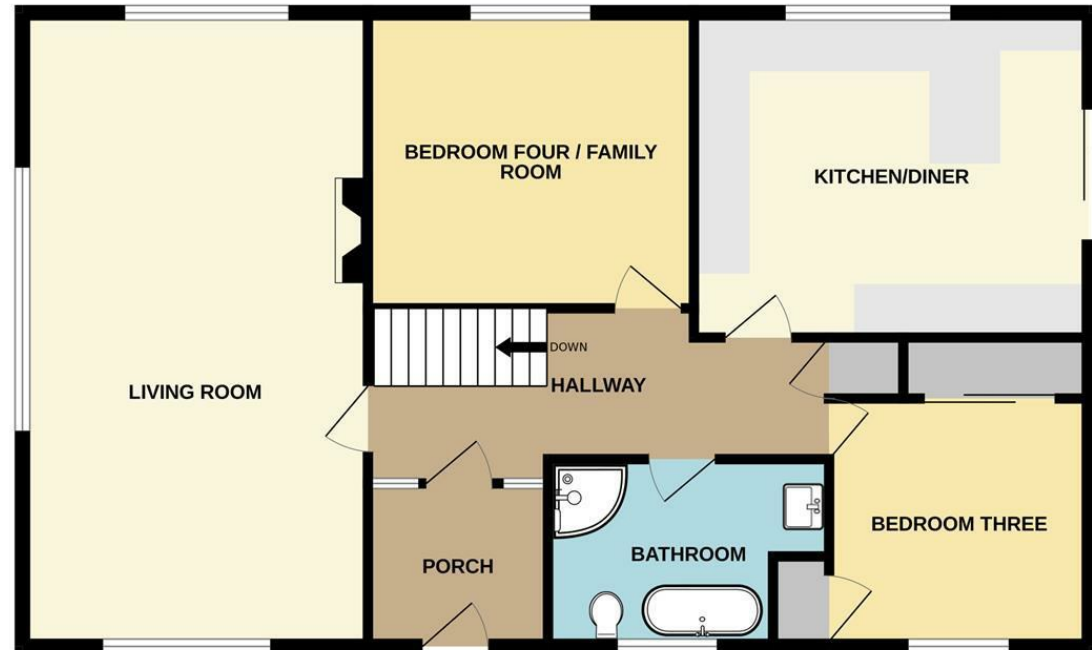




LOWER FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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