



45 Pioneer Road, Macclesfield, SK11 7ZB

A beautifully appointed and MOST IMPRESSIVE deceptively spacious four bedroom detached family home. Forming part of the popular development located in a sought after residential area within walking distance of local schools, shops and public transport. The property comprises in brief, entrance hallway, sitting room/bedroom five, well proportioned living room, dining kitchen, utility and downstairs WC. To the first floor are four well proportioned bedrooms (master with en-suite facilities) and a family bathroom. To the front the property is set back behind a brick wall and lawned garden with a driveway to the side providing off road parking. The Westerly facing rear garden is laid mainly to lawn with a paved patio and timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.

£450,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

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 Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue and take the second left onto Albion Way where the property will be found first on the left.

Hallway

Accessed via a composite front door. Staircase to the first floor. Laminate floor. Radiator. Doors to reception rooms.

Sitting Room/Bedroom Five

15'5 x 9'7

Versatile reception room with double glazed window to the side aspect. Large walk in storage cupboard. Radiator.

Living Room

15'0 x 11'5

Elegantly presented living room with double glazed window to the front aspect. Built in under stairs storage cupboard. Laminate floor. Radiator.

Dining Kitchen

19'5 x 10'0

Kitchen

10'5 x 10'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Laminate floor. Double glazed window to the rear aspect overlooking the garden.

Dining Area

9'0 x 8'8

Double glazed French doors to the garden. Laminate floor. Two radiators.

Utility Room

Space for a washing machine and tumble dryer. Boiler within cupboard. Laminate floor. Double glazed window to the side aspect.

Downstairs WC

Push button low level and pedestal wash hand basin. Laminate floor. Double glazed window to the side aspect. Radiator.

Stairs To The First Floor

Built in storage cupboard plus an additional storage cupboard. Access to the loft space via a pull down ladder.
(The vendors have advised us that the loft is boarded and fitted with storage shelving).

Bedroom One

11'2 x 10'3

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed windows to the front aspect.
Radiator.

En-Suite

Fitted with a white suite comprising; large shower cubicle, push button low level WC and vanity wash hand basin.
Part tiled walls. Ladder style radiator.

Bedroom Two

11'0 x 10'0

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the rear aspect.
Radiator.

Bedroom Three

10'3 x 10'0

Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect.
Radiator.

Bedroom Four

10'5 x 8'2

Well proportioned bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the rear aspect.
Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

A driveway to the front provides off road parking with a lawned garden to the side. A courtesy gate allows access to the garden.

Westerly Facing Garden

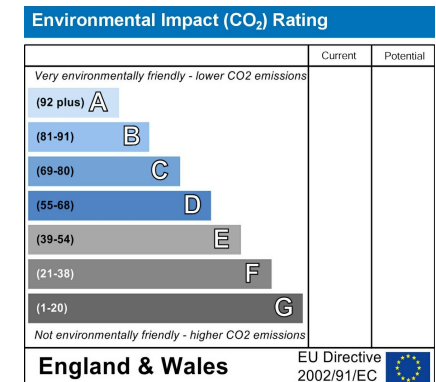
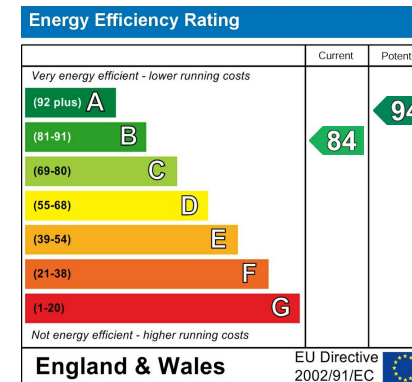
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Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band E.

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

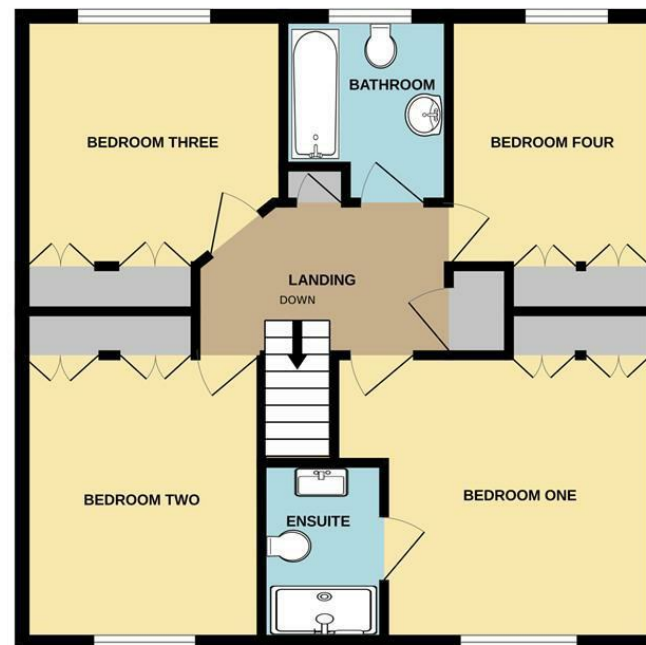




GROUND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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