



# 4 Greystoke Road, Macclesfield, Cheshire, SK10 2NN

**\*\* INFORMAL TENDER by 15th April 2026 \*\* NO ONWARD CHAIN \*\*** A rare opportunity to purchase this three bedroom detached family home, offered for sale with no onward chain. The property requires full renovation but offers excellent potential including the option to reconfigure the first floor to create an en-suite shower room or an additional fourth bedroom. Situated on a popular residential estate, the home is within walking distance of local shops and conveniently located for nearby schools, the town centre, and excellent transport links. The accommodation in brief comprises an entrance hallway, dual aspect living room, spacious family/dining room and kitchen. To the first floor are three bedrooms and a large family bathroom. Externally, the property is set back and elevated from the road with a driveway and a pathway or steps leading up to the entrance. To the rear there is a private garden that wraps around to the side and provides access to the front of the property. Interested parties are invited to submit a tender using the appropriate form. All bids will be forwarded to the client for consideration at 12 noon on 15 April 2026.

## £220,000

### 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

From the office proceed under the railway bridge and turn immediately left onto the Silk Road. At the roundabout continue straight across and then at the next roundabout turn right onto Hulley Road. Follow the road for approximately 0.5mile and turn right onto Greystoke Road.

#### Entrance Hallway

Stairs to the first floor. Double glazed window to the front aspect. Radiator.

#### Living Room

16'5 x 10'7

Dual aspect living room with coal effect living flame gas fire and surround. Double glazed window to the front and rear aspect. Ceiling coving. Radiator.

#### Family/Dining Room

15'7 x 14'6

Spacious reception room. Built in storage cupboard. Ceiling coving. Double glazed window to the rear and side aspect. Door to the garden. Radiator.

#### Kitchen

9'5 x 9'5

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Space for a cooker, washing machine and fridge/freezer. Inset stainless steel sink unit with mixer tap and drainer. Double glazed window to the front aspect.

#### Stairs To The First Floor

Built in airing cupboard.

### Bedroom One

13'8 x 9'1

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

10'6 x 9'7

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

### Bedroom Three

10'5 x 6'7

Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Study

Double glazed window to the side aspect.

### Generous Family Bathroom

Family bathroom fitted with a white suite comprising; panelled bath, push button low level WC and pedestal wash hand basin. Tiled floor. Useful built in storage cupboard housing a Worcester boiler. Double glazed window to the rear aspect. Two radiators.

### Outside

#### Driveway

A driveway to the front provides off road parking. A pathway or steps lead up to the property.

#### Garden

To the rear there is a private garden that wraps around to the side and provides access to the front of the property. Hedging to the perimeter.

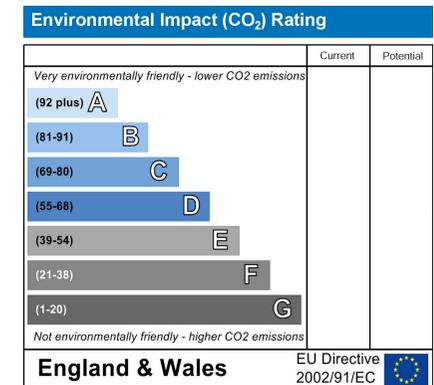
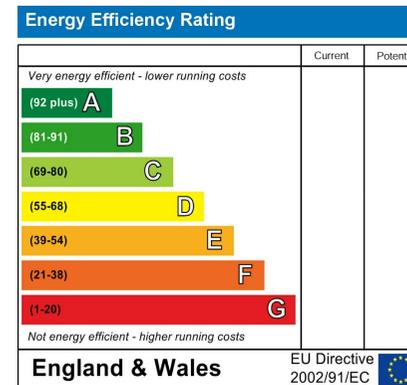
### Tenure

We are informed by the vendor that the property is Freehold and that the council Tax is Band C.

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

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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