



## 23 PEXHILL ROAD MACCLESFIELD SK10 3LL

Property Address: 23 Pexhill Road, Macclesfield, Cheshire, SK10 3LL

We advise that an offer has been made for the above property in the sum of £270,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 84-86 Waters Green, Macclesfield Cheshire, SK11 6LH

Agents Telephone Number: 01625 434 000

### 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 Chester Road, continue to the Broken Cross roundabout at the junction with Chelford Road and take the first exit onto Gawsorth Road. Take the first right onto Pexhill Road. Bromley Road is then the first turning on the right where you will find the property on the right.

### Porch

**Entrance Hallway**  
Stairs to first floor landing. Under-stairs storage cupboard. Window to the front aspect. Radiator.

### Open Plan Living/Dining Room

**Living Room**  
110 x 120  
Feature coal effect living flame gas fire and surround. Double glazed window to the rear aspect. Radiator.

**Dining Room**  
118 x 100  
Ample space for a dining table and chairs. Double glazed bay window to the front aspect. Radiator.

**Dining Kitchen**  
150 x 12'10 max  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Integrated dishwasher. Space for a dining table and chairs. Tiled floor. Recessed ceiling spotlights. Radiator. Velux window. Double glazed window to the rear aspect. Double doors to the garden.

**Stairs To The First Floor**  
Access to the loft space. Built in storage cupboard. Double glazed window to the side aspect.

**Bedroom One**  
120 x 118 max  
Double bedroom with double glazed bay window to the front aspect. Radiator.

**Bedroom Two**  
120 x 9'0 to wardrobe fronts  
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

### Nursery/Study

70 x 4'6 to wardrobe front  
Double glazed window to the front aspect. Built in storage cupboard. Radiator.

### Bathroom

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Tiled floor. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway

To the front of the property is a lawned garden and driveway providing off road parking leading to the attached garage/store.

#### Garage/Bike Store

Previously a conventional garage and now a bike store after converting the rear part to a dining area and the front part sectioned off to create a bike store. Up and over door to the front.

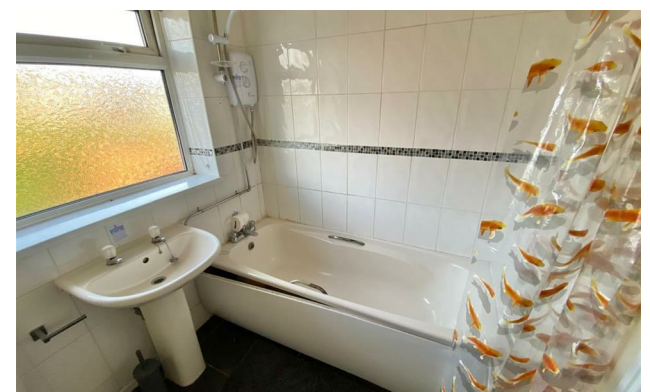
#### Garden

The private rear garden is mainly laid to lawn with timber panel fencing and hedging to the perimeter providing a high degree of privacy.

#### Studio

#### Tenure

The vendor has advised that the property is Freehold and that the council tax band is D. We would advise any prospective buyer to confirm this with their legal representative.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplex ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	