



16 Sandringham Road, Macclesfield, SK10 1QB

Occupying a superb position is this well proportioned, three/four double bedroom, two bathroom family home located within a quiet and well regarded area just on the edge of Macclesfield. Within close proximity to Macclesfield canal, open countryside and local amenities and just a short distance of the town centre and excellent public transport links. The area is characterised by mainly detached properties constructed in the 1960's. The property is fitted with gas central heating (via a Vaillant boiler), double glazed windows and with some cosmetic improvements will provide an excellent home for the new owner(s). In brief, the accommodation comprises: reception hallway, living room, dining room/bedroom four, breakfast kitchen with access to a rear porch/lean to, bathroom and separate WC. To the first floor there are three double bedrooms (master with a walk in dressing room/occasional bedroom) and a shower room. A driveway to the front of the property provides off road parking for two vehicles and leads to the attached garage. The well established garden features a paved seating area to sit and relax with an additional patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Mature trees and hedging provide a high degree of privacy. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous property.

£400,000

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 Hibel Road, at the Tescos roundabout take the second exit onto Hurdsfield Road. Continue past Holy Trinity Church and take the next turning on the right onto Higher Fence Road. Take the second turning on the right Sandringham Road where the property can be found situated after a short distance on the right hand side.

Reception Hallway

Spacious hallway with stairs leading to the first floor. Two radiators.

Living Room

14'3 x 14'1

Well proportioned reception room with coal effect electric fire and surround. Ceiling coving. Double glazed window to the rear aspect. Radiator.

Dining Room/Bedroom Four

12'0 x 11'0

Versatile reception room with double glazed window to the front aspect. Radiator.

Breakfast Kitchen

11'3 x 11'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Built in double oven. Space for a fridge, freezer, washing machine and dishwasher. Built in larder cupboard housing a Vaillant boiler. Radiator. Double glazed window to the rear aspect. Door to inner hallway/lean to.

Downstairs Bathroom

Fitted with a panelled bath with shower over and screen to the side and vanity wash hand basin. Built in airing cupboard. Part tiled walls. Double glazed window to the side aspect. Radiator.

Downstairs WC

Low level WC. Part tiled walls. Double glazed window to the side aspect.

Rear Porch/Lean To

12'7 x 5'0

Double glazed windows to the side aspect. Door to the front and rear aspect.

Stairs To The First Floor

Double glazed window to the side aspect.

Master Bedroom

14'2 x 10'0

Double bedroom fitted with a range of wardrobes. Additional built in storage cupboard into the eaves. Double glazed window to the rear aspect. Radiator.

Walking in Dressing Room/Occasional Bedroom

13'0 x 7'8

Currently used as a bedroom but could be used as a dressing room. Double glazed window to the side aspect. Radiator.

Bedroom Two

14'1 x 10'5

Double bedroom fitted with a range of wardrobes with hanging space, shelves and dressing table. Additional built in storage cupboard into the eaves. Double glazed window to the front aspect. radiator.

Bedroom Three

13'3 x 7'3

Double bedroom with double glazed window to the side aspect with pleasant views towards to the hills. Radiator.

Shower Room

Fitted with a shower cubicle. low level WC and vanity wash hand basin. Chrome ladder style radiator. Double glazed window to the side aspect.

Outside

Driveway

A driveway to the front of the property provides off road parking for two vehicles and leads to the attached garage. Courtesy gate to the side allows access to the garden.

Garage

16'3 x 8'6

Electric roller door. Window to the side aspect. Power and lighting.

Garden

The well established garden features a paved seating area to sit and relax with an additional patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. Mature trees and hedging provide a high degree of privacy. Courtesy gate to the front aspect.

Tenure

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

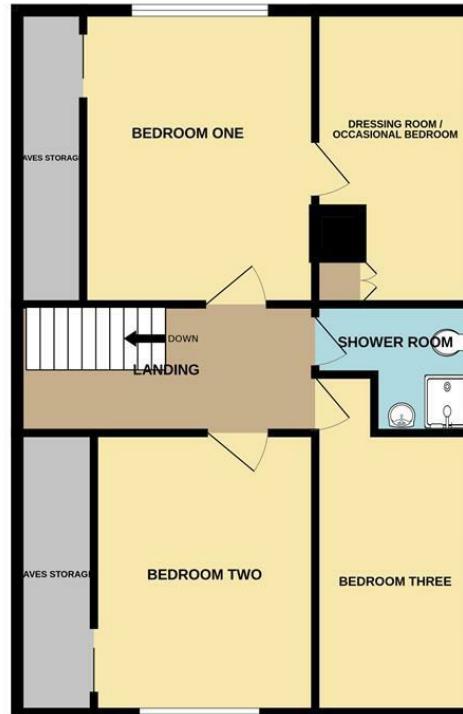
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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