



jordan fishwick

THE KNOLL CHELFORD ROAD HENBURY MACCLESFIELD

£685,000

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A charming four bedroom detached family home dating back to 1906 and retaining many original features. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Set back from the road behind secure gates, this handsome detached family home offers an exceptional blend of period charm and modern family living. In brief the property comprises; porch, reception hallway, living room, snug, sitting room featuring a log burning stove, open plan family/dining kitchen and downstairs shower room. To the first floor are four well proportioned and Jack and Jill style bathroom. Externally, the property is set back behind a driveway providing off road parking and leads to the double garage with an attractive lawn to the side. To the rear is a well maintained and expansive garden mainly laid to lawn and backs onto open grazing fields, offering a peaceful rural outlook and a true sense of privacy. This rare combination of space, character, and setting makes this property an ideal long term family home.

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

Proceed out of Macclesfield along Chester Road (passing the fire station on the left hand side) to the lights at Broken Cross, carry straight over onto Chelford Road with Whirley Road on the right. The property will be found on the right just after the new Bellway estate.

Porch

Accessed via a composite front door. Two double glazed windows. Attractive Minton style tiled floor

Entrance Hallway

Stairs to the first floor landing. Attractive Minton style floor. Radiator.

Living Room

13'0 x 13'0
Spacious reception room featuring a coal effect living flame gas fire and surround. Double glazed window to the front and side aspect. Ceiling coving. Radiator. Archway through to the snug.

Snug

13'0 x 8'3
Double glazed window to the side aspect. Ceiling coving. Radiator.

Sitting Room

13'10 x 12'8
Elegantly presented sitting room featuring a log burning stove within chimney recess. Double glazed window to the front and side aspect. Radiator.

Open Plan Family/Dining Kitchen

Family/Dining Area
20'5 x 14'5 max
Spacious family area with ample space for a sofa, dining table and chairs. Log burning stove within recess. Double glazed window to the side aspect and Bi-folding doors to the garden. Velux window. Radiator.

Kitchen

15'2 x 7'3
Fitted with a range of high gloss handleless base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Inset four ring "Neff" electric hob with contemporary extractor hood over. Built in "Neff" double oven and additional "Neff" microwave. Integrated fridge/freezer, washing machine and dishwasher all with matching cupboard fronts. Breakfast bar with stool recess. Two double glazed windows to the rear aspect. Two Velux windows.

Downstairs Wet Room

Walk in shower, push button low level WC and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Chrome ladder style radiator.

Stairs To The First Floor

Double glazed window to the front aspect. Access to the loft space. Radiator.

Master Bedroom

13'0 x 13'0
Double bedroom with double glazed window to the front aspect. Radiator.

Jack & Jill Bathroom

Luxury bathroom fitted with a free standing bath, separate shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls. Ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two

11'5 x 10'3
Double bedroom fitted with a range of wardrobes, drawers and dressing table. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'4 x 8'6
Double bedroom fitted with a range of wardrobes. Double glazed window to the side aspect. Double glazed window to the side aspect. Radiator.

Bedroom Four

10'3 x 5'4
Single bedroom with double glazed window to the rear aspect. Radiator.

Outside

Driveway

The property is set back behind a driveway providing ample off road parking and leads to the attached double garage.

Double Garage

19'6 x 17'2
Electric roller door. Power and lighting. Double glazed window to the rear aspect.

Garden

To the rear is a well maintained and expansive garden mainly laid to lawn and backs onto open grazing fields, offering a peaceful rural outlook and a true sense of privacy. This rare combination of space, character, and setting makes this property an ideal long term family home.

Tenure

The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band F.
We would recommend 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	