



22 Congleton Road, Macclesfield, Cheshire, SK11 7UE

A beautifully appointed semi-detached home which has recently undergone a comprehensive refurbishment and located within walking distance of Ivy Bank school, local shops at Thornton Square and local public transport. Congleton Road is a prime residential area given its abundance of established individual properties. Since the present owners occupation, they have given careful consideration to its detail and finish to provide a perfect balance for the new owners. In brief the property comprises; covered porch with composite front door opening to the entrance hallway, living room with feature wall mounted electric fire, comprehensively fitted dining kitchen complimented by a range of integrated appliances, large island unit and French doors opening to the fabulous rear garden. To the first floor are three elegantly presented bedrooms and family bathroom. Externally to the front is a driveway providing off road parking. To the rear is a mature fenced and enclosed garden with various shrubs to the borders. Mainly laid to lawn with a large Indian stone patio to sit and relax with friends and family. Various shrubs to the borders. An early viewing is essential.

£300,000

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 Macclesfield Park Green, travel up Park Street continuing at the roundabout onto Park Lane. After passing the Macclesfield High on the left hand side, turn left at the traffic lights onto Congleton Road. The property will be found on the left hand side.

Entrance Hallway

Stairs leading to the first floor landing. Attractive herringbone style LVT flooring. Stained glass window to the side aspect. Dado rail. Radiator.

Living Room

13'2 x 9'8

Elegantly presented reception room featuring a media wall complete with built in cupboards. Attractive herringbone style LVT flooring. Double glazed window to the front aspect fitted with Plantation shutters. Radiator.

Dining Kitchen

18'5 x 13'1

Fitted with a range of handleless base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Built in double oven. Integrated fridge/freezer and washing machine with matching cupboard fronts. The feature island is fitted with a four ring gas hob and a breakfast bar with stool recess. The dining area features a log burning stove within chimney breast. Attractive herringbone style LVT flooring. Contemporary radiator. Double glazed window and French doors opening to the rear garden.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

Bedroom One

13'0 x 9'3

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

Bedroom Two

11'4 x 9'0

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

Bedroom Three

9'3 x 8'6

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

Bathroom

Contemporary fitted bathroom suite fitted with a panelled bath with shower off the taps and screen to the side, low level push button W.C and wash hand basin with vanity cupboard below. Part tiled walls. Ladder style radiator. Recessed ceiling spotlight. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front provides off road parking. Gated access to the side of the property allows access to the garden. Electric car charging point.

Garden

To the rear is a mature fenced and enclosed garden with various shrubs/hedging to the borders. Mainly laid to lawn with a generous stone patio to sit and relax with friends and family. Gated access to the side of the property.

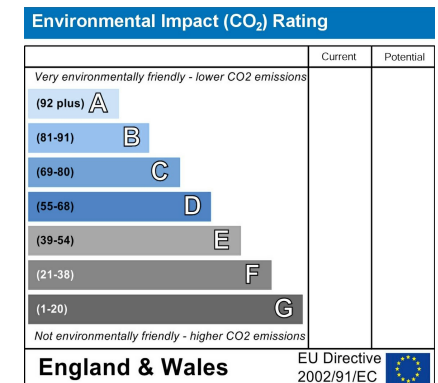
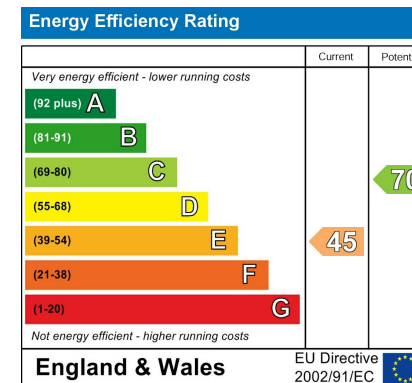
Tenure

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

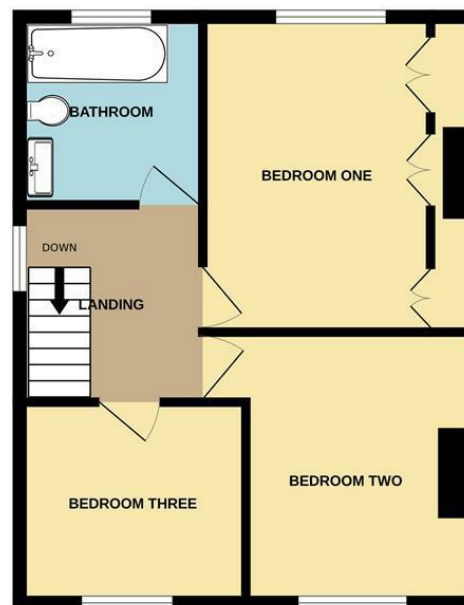




GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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