



18 Knowsley Road, Macclesfield, SK11 8AP

A traditional "Red Brick" property offering spacious accommodation OVER THREE FLOORS with a pleasant garden to the rear. Conveniently located within walking distance of excellent schools, the town centre and its excellent public transport links. In brief the property comprises; living room featuring an open fire within a brick chimney breast, spacious dining room, snug area with sliding patio doors to the garden, fitted kitchen and utility room. To the first floor are two bedrooms and a bathroom fitted with a white suite. Stairs lead off the main landing to the attic room on the second floor which is currently used as a bedroom. Externally, the property is set back from the road behind a driveway providing off road parking whilst the rear garden is of low maintenance and laid mainly to lawn with a patio area to sit and relax.

£279,950

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

Proceed out of Macclesfield along Park Lane. At the third set of lights turn left onto Ryles Park Road, bear round to the right onto Western Avenue and immediately right onto Knowsley Road where the property will be found to the right hand side.

Living Room

14'10 x 11'0

Tastefully decorated, featuring an exposed brick chimney breast. Laminate floor. Double glazed window to the front aspect. Radiator.

Dining Room

12'2 x 11'0

Ample space for a dining table and chairs. Laminate floor. Feature exposed beam. Radiator.

Snug

10'0 x 5'4

Breakfast area with sliding patio doors to the garden.

Kitchen

12'10 x 6'6

Fitted kitchen with a range of base units with work surfaces over and matching wall mounted cupboards. Inset circular stainless steel sink unit with mixer tap. Space for a cooker with extractor hood over. Space for a dishwasher, fridge and freezer. Laminate floor. Two double glazed window to the side aspect. Double glazed door to the garden.

Utility Room

7'0 x 5'4

Fitted with a range of base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for a washing machine and tumbler dryer. Door to the front aspect.

Stairs To The First Floor

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

Bedroom One

12'0 x 11'0

Double bedroom with double glazed window to the front aspect. Ceiling coving. Picture rail. Radiator.

Bedroom Two

7'7 x 5'8

Single bedroom with double glazed window to the side aspect. Radiator.

Bathroom

Fitted with a white suite comprising; L-shape panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin.

Stairs To The Loft Room

Stairs lead off the main landing to the loft room.

Attic Room

13'3 reducing to 9'5 x 8'3

Currently used as a bedroom. Exposed beam. Restricted head height. Double glazed window to the side aspect. Radiator.

Outside

Driveway

The property is set back from the road behind a gravelled driveway providing off road parking for two vehicles. Pod point electric car charging point.

Garden

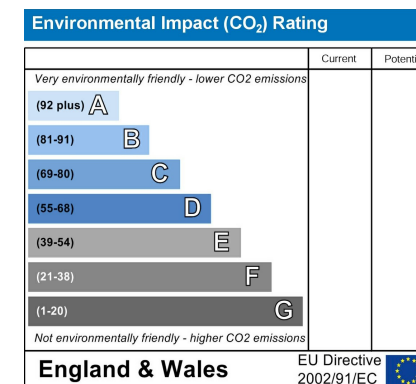
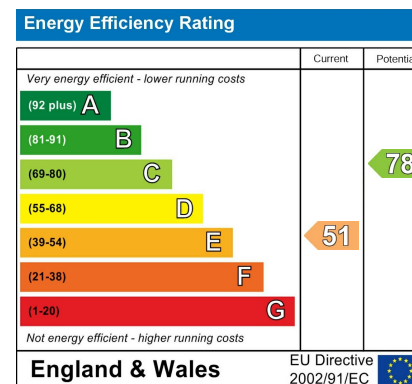
The rear garden is of low maintenance and laid mainly to lawn with a patio area to sit and relax. Fenced and enclosed.

Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 29 September 1914.

The vendor has also advised us that the property is council tax band C.

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





GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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