
AVON HOUSE
27
jordan fishwick

Linthorpe, 27 Victoria Road, Macclesfield, SK10 3JA

LINTHORPE, 27 VICTORIA ROAD. A substantial and well presented period property set back off Victoria Road opposite Macclesfield hospital. A prime and sought after residential location due to its close proximity to excellent schools including Fallibroome Academy, Macclesfield General Hospital, the town centre and transport links. Constructed in the 1800's, "Linthorpe" is a handsome Victorian red brick family home set back behind a front garden with a stone wall. This particular family home offers a fabulous blend of a bygone era along side modern day comforts and an elegant interior design provides a truly lovely home. Still retaining much of the character typical of the era in which it was built in the form of cast iron fire places, sash windows, deep skirting boards, corbel and high cornice ceilings. To the ground floor is a vestibule opening to a beautiful entrance hall with high cornice ceilings, elegant bay fronted living room and dining room. An inner hallway allows access to the kitchen, downstairs shower room and four cellars with good head height. To the first floor are four bedrooms, bathroom and separate WC. To the second floor is a further three bedrooms. The delightful rear garden is fenced and enclosed laid mainly to lawn. Well stocked borders have been carefully nurtured and offer an array of attractive plants and various shrubs. A stone patio area provides a high degree of privacy and a courtesy gate to the rear allows access to the off road parking and detached garage.

£750,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Directions
From our Macclesfield office in Waters Green head along Sunderland Street to Park Green and straight through the lights into Park Street. At the roundabout, bear right onto Churchill Way and follow this all the way to the next roundabout and bear left onto Cumberland Street and continue over the first roundabout. At the second roundabout bear right onto Prestbury Road and then first left onto Victoria Road where the property will be found on the right hand side opposite the hospital.

Vestibule And Reception Hallway
Attractive tiled floor. High cornice ceiling. Door opening to the entrance hallway with spindled staircase leading to the first floor. Deep skirting boards. High cornice ceilings and corbel. LVT floor. Radiator.

Living Room
18'0 x 14'8
Beautiful fireplace with attractive tiled inserts and hearth. High cornice ceiling. Ceiling rose. Deep skirting boards. Double glazed bay sash window to the front aspect. Radiator.

Dining Room
14'5 x 14'0
Featuring high cornice ceiling and deep skirting boards. Beautiful fireplace with attractive tiled inserts and hearth. Picture rails. Dado rails. Two double glazed windows to the rear aspect. Radiator.

Breakfast Kitchen
14'6 x 12'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Ceramic style sink unit with mixer tap and drainer. Tiled splash backs. Space for a range cooker with brick surround and AEG contemporary extractor hood over. Integrated fridge and dishwasher with matching cupboard fronts. LVT floor. Recessed ceiling spotlights. Two double glazed windows to the rear aspect overlooking the pleasant garden.

Downstairs Wet Room
8'10 x 8'10
Fitted with a walk in shower, push button low level WC and wash hand basin. Tiled floor with underfloor heating. Built in storage/hanging space. Recessed ceiling spotlights, Ladder style radiator. Double glazed sash window to the side aspect.

Cellar One
18'0 x 14'0
Quarry tiled floor. Power and lighting. Double glazed window to the front aspect.

Cellar Two
14'0 x 13'0
Space for a washing machine and tumble dryer. Sink unit. Quarry tiled floor. Double glazed window to the rear aspect.

Cellar Three
14'0 x 12'0
Stone floor. Window to the side aspect. Door to the garden.

Cold Room/Butlers Pantry
8'10 x 8'6
Original marble cold slab. Quarry tiled floor. Vaillant boiler. Power and lighting. Window to the side aspect.

Stairs To The First Floor
Split level landing

Master Bedroom
18'0 x 13'5
Spacious double bedroom featuring a double glazed bay sash window to the front aspect. Ceiling rose. Ceiling coving. Radiator.

Bedroom Two
14'8 x 14'0
Double bedroom with double glazed window to the rear aspect. Ceiling rose. Ceiling coving. Radiator.

Bedroom Four
14'6 x 12'5
Double bedroom with feature fireplace. Picture rail. Double glazed sash window to the rear aspect.

Bedroom Seven
10'0 x 6'5
Single bedroom with double glazed sash window to the front aspect. Ceiling rose. Radiator.

Bathroom
Fitted with a panelled bath with shower over and screen to the side and sink unit with storage cupboard below. Recessed ceiling spotlights. Radiator.

Separate WC
Low level WC. Laminate floor. Window to the side aspect.

Stairs To The Second Floor
Turning staircase to the second floor. Skylight window. Access to the loft space. Ceiling coving.

Bedroom Three
14'5 x 13'1
Double bedroom with feature fireplace. Double glazed window to the rear aspect. Built in desk and cupboards.

Bedroom Five
14'0 x 12'0
Double bedroom with feature fireplace. Fitted wardrobe, dressing table and drawers.

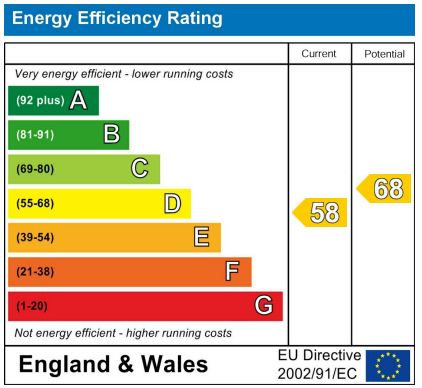
Bedroom Six
11'0 x 8'0
Double glazed window to the front aspect. Radiator.

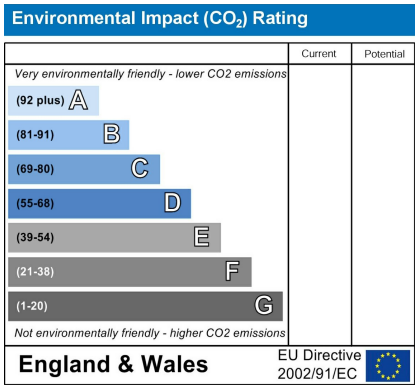
Driveway & Garage
A driveway to the rear of the property (accessed off Prestbury Road) provides off road parking for two vehicle's. The garage is fitted with an up and over door.

Gardens
The property is set back behind a lawned garden with a patio and array of attractive plants, flowers and shrubs bordering a delightful lawned garden. A path leads to the property. The delightful rear garden is fenced and enclosed laid mainly to lawn. Well stocked borders have been carefully nurtured and offer an array of attractive plants and various shrubs. A stone patio area provides a high degree of privacy and a courtesy gate to the rear allows access to the off road parking and detached garage.

Tenure
The vendor has advised that the property is Freehold.
We also believe the property to be council tax band F.
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.





Email: macclesfield@jordanfishwick.co.uk











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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk






HOUSE RULES
If you open it Close it
If You Spill It WIPE IT UP
IF YOU SLEEP IN IT MAKE IT UP
If you wear it Hang it up
If you DROP IT PICK IT UP
& ANYONE BREAKING These Rules WILL BE FORGIVEN in the USUAL MANNER

