



# 45 Roewood Lane, Macclesfield, SK10 2PQ

Enjoying a superb location on a no through road on one of Macclesfield's most favoured residential areas within a short distance of open countryside, Macclesfield town centre and train station. This detached property has outstanding views to the rear stretching out towards Macclesfield, Cheshire and beyond! The accommodation is split level, offering good size accommodation and in brief comprises; vestibule, entrance hallway, WC, study and dining room. Stairs lead down off the hallway to the living room, breakfast kitchen and utility. Stairs lead off the hallway to the first floor landing where you will find the master bedroom, en-suite, fourth bedroom and family bathroom. Stairs to the second floor offer a further two double bedrooms. The block paved driveway to the front provides off road parking for several vehicles and leads to the garage with an attractive lawn to the side. The private rear garden features a large paved patio and takes advantage of the surroundings and provides a perfect place to put the Rattan furniture all year round ideal for dining and entertaining both family and friends. Steps down to a lawned garden with hedging to the perimeter. An additional paved patio to the side of the property.

## £499,500

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Directions

Leaving Macclesfield along Hurdsfield Road (B5470) and having crossed over the canal, turn first right onto Roewood Lane. Follow the road around to the left where the property can be found on the left hand side.

#### Vestibule

Tiled floor. Feature exposed stone wall.

#### Entrance Hallway

Spacious hallway with stairs leading down to the living area and stairs up to the bedrooms. Radiator. Doors to the WC, study and dining room.

#### WC

Push button low level WC and pedestal wash hand basin. Double glazed window to the front aspect. Radiator.

#### Study

10'0 x 8'0

Double glazed window to the front aspect. Radiator.

#### Dining Room

14'0 x 10'0

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

#### Stairs Down To Lower Ground

#### Living Room

23'0 x 11'0

A pleasant living room featuring double glazed sliding patio doors to the rear aspect with far reaching views. Double glazed window to the rear and side aspect.

#### Breakfast Kitchen

I-shaped 19'1" x 11'8" max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splashbacks. One and a quarter bowl stainless steel Franke sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Built in oven and microwave. Integrated fridge and dishwasher with matching cupboard fronts. Space for a table and chairs. Tiled floor. Double glazed window to the rear aspect. Two radiators.

#### Utility

9'3 x 5'3

Space for a washing machine and additional appliances. Door to the side allowing access to the driveway and garden.

#### Stairs To First Floor

Built in airing cupboard. Stairs to second floor.

#### Master Bedroom

13'4 x 11'8

Spacious double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Two double glazed windows to the rear aspect with far reaching views stretching out towards Macclesfield, Cheshire and beyond. Radiator.

### En-Suite

Fitted with a shower cubicle and vanity wash hand basin. Tiled walls. Recessed ceiling spotlights. Ladder style radiator.

### Bedroom Three

11'10 x 9'5

Double bedroom with curtained off storage area. Double glazed window to the rear aspect with far reaching views stretching out towards Macclesfield, Cheshire and beyond. Radiator.

### Family Bathroom

Fitted with a panelled bath, separate shower cubicle, push button low level WC with concealed cistern and vanity wash hand basin. Shaver point. Tiled walls. Double glazed window to the rear aspect. Ladder style radiator.

### Stairs To Second Floor

Double glazed window to the front aspect.

### Bedroom Two

18'2 x 9'10

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

### Bedroom Four

9'7 x 9'5

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

### Outside

#### Driveway

The block paved driveway to the front provides off road parking for several vehicles and leads to the garage with an attractive lawn to the side.

#### Garage

17'0 x 9'4

Up and over door. Power and lighting. Wall mounted Vaillant boiler.

#### Garden

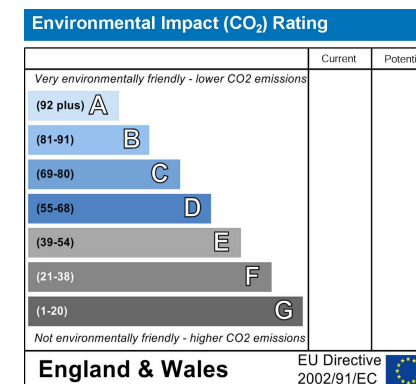
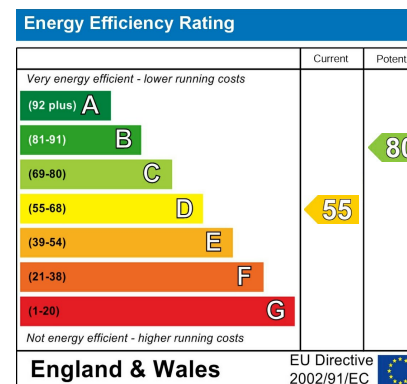
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#### Tenure

The vendor has advised us that the property is Freehold.

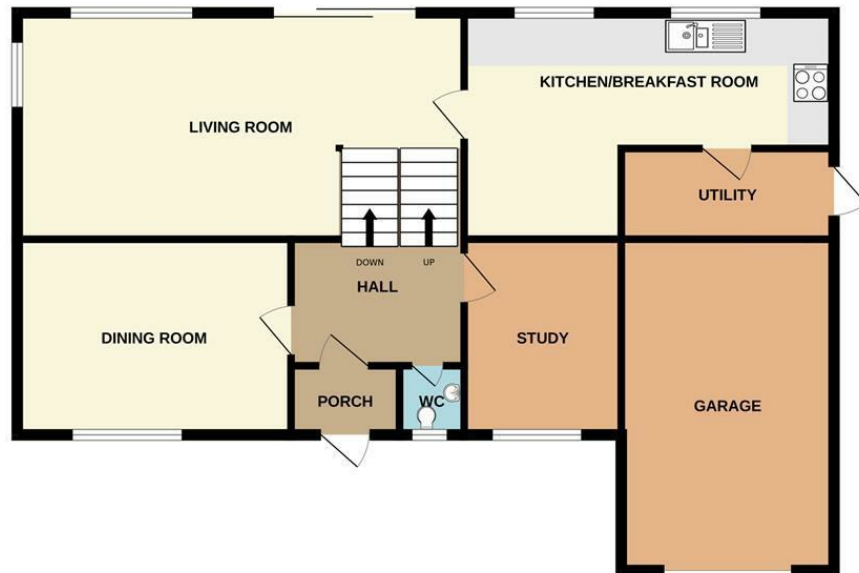
The vendor has also advised us that the property is council tax band E.

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





GROUND FLOOR



1ST FLOOR



PLEASE NOTE PROPERTY IS SPLIT LEVEL OVER 4 FLOORS.

Measurements are approximate. Not to scale. Illustrative purposes only  
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