



9 Craig Road, Macclesfield, SK11 7XN

A three bedroom semi-detached property, location within walking distance of local schools, shops and public transport. The property is fitted with gas central heating and double glazed windows and in brief comprises; entrance hallway, living room, dining room and kitchen to the ground. To the first floor are three bedrooms and a family bathroom fitted with white suite. The property is set back from the road behind a driveway with a lawned garden to the side. Double gates to the side open to additional parking and allows access to the garage and private garden. To the rear is a delightful and enclosed Westerly facing garden, with a patio/seating area to sit and relax with various shrubs and hedging to the borders. Timber panel fencing and hedging to the perimeter.

£250,000

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

Leaving Macclesfield along Park Lane, turn left at the traffic lights onto Congleton Road passing the Flower Pot public house. Take the second turning on your left onto Moss Lane, then take the second left onto Craig Road where the property will be found on the left hand side.

Entrance Hallway

Accessed via a composite front door. Stairs to the first floor. Radiator. Double doors to the living room.

Living Room

13'7 x 12'7

Double glazed window to the front aspect. Coal effect gas fire with a brick surround. Radiator.

Dining Area

10'0 x 8'0

Space for a dining table and chairs. Wooden floor. Double glazed window to the rear aspect. Radiator.

Kitchen

10'0 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted units. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over. Built in double oven. Space for a washing machine. Double glazed window to the side aspect and door to the rear aspect.

Stairs To The First Floor

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

Bedroom One

13'0 x 8'8

Double bedroom fitted with a wardrobe with sliding doors. Double glazed window to the front aspect. Radiator.

Bedroom Two

9'0 x 9'0

Double bedroom fitted with a wardrobe with sliding doors. Double glazed window to the rear aspect. Radiator.

Bedroom Three

6'10 x 6'1

Double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to side, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls. Chrome ladder style radiator. Radiator. Double glazed window to the rear aspect.

Outside

Driveway

The property is set back from the road behind a driveway with a lawned garden to the side. Double gates to the side open to additional parking and allows access to the garage and private garden.

Garage

Up and over door.

Westerly Facing Garden

To the rear is a delightful and enclosed Westerly facing garden, with a patio/seating area to sit and relax with various shrubs and hedging to the borders. Timber panel fencing and hedging to the perimeter.

Tenure

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

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

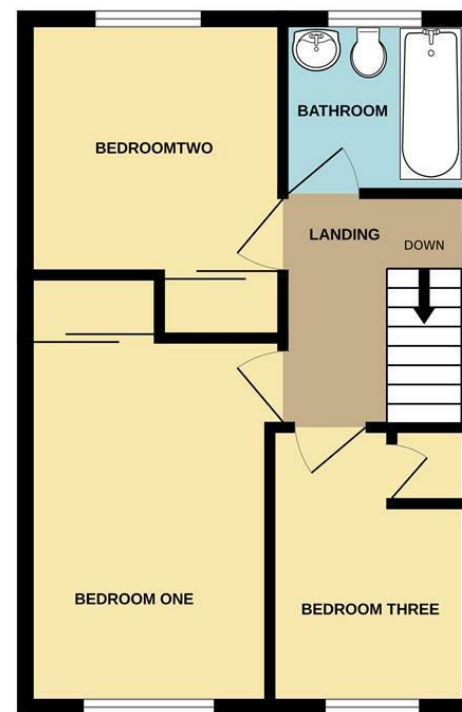
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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