



130 Crompton Road, Macclesfield, SK11 8EH
Offers in excess of £230,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

Front

Positioned in a popular residential area of Macclesfield, 130 Crompton Road enjoys a convenient setting within easy reach of the town centre and the beautiful surrounding Cheshire countryside. Macclesfield is steeped in history, particularly for its silk industry, celebrated at the nearby Macclesfield Silk Museum. The town offers a wide range of independent shops, cafés and restaurants, as well as excellent everyday amenities and well-regarded schools. For commuters, Macclesfield Railway Station provides direct services to Manchester and London, while road links via the A523 and A537 offer easy access to the wider region. Outdoor enthusiasts are also perfectly placed to explore the nearby Peak District National Park, offering stunning scenery and countless walking routes.

This charming two-bedroom end-terrace period cottage is beautifully presented throughout and retains a wealth of character features. The ground floor comprises a cosy living room complete with a log burner, creating a wonderful focal point, which flows through to a stylish kitchen featuring a central island ideal for both cooking and entertaining. To the rear is a useful utility area providing access to the garden. The first floor offers two generously sized double bedrooms, with one benefitting from its own en suite shower room, while the other enjoys access to a stylish three-piece bathroom with an over-bath shower. Externally, the rear garden has been thoughtfully arranged with a patio area immediately outside the utility, leading up to tiered sections laid with artificial lawn and hedging. Further steps lead to an additional patio area at the top of the garden, where two useful sheds provide excellent storage.

GROUND FLOOR

Living Room 14'5" x 13'1" (4.4m x 4m)

Wood laminate flooring, painted walls, brick fireplace, window to front, radiator, wood burner.

Kitchen 14'1" x 12'5" (4.3m x 3.8m)

Wall mounted and base units, window to rear, space for gas oven, dishwasher, fridge/freezer, tiled and painted walls, radiator.

Utility 7'6" x 3'7" (2.3m x 1.1m)

Tiled floor, brick walls, door to garden, space for washing machine, radiator.

FIRST FLOOR

Bedroom 13'5" x 13'1" (4.1m x 4m)

Front facing, carpet, window to front, painted walls, radiator, door to en suite.

En Suite 7'2" x 4'7" (2.2m x 1.4m)

Shower, toilet, sink, painted and tiled walls, wood laminate flooring.

Bedroom 11'5" x 11'1" (3.5m x 3.4m)

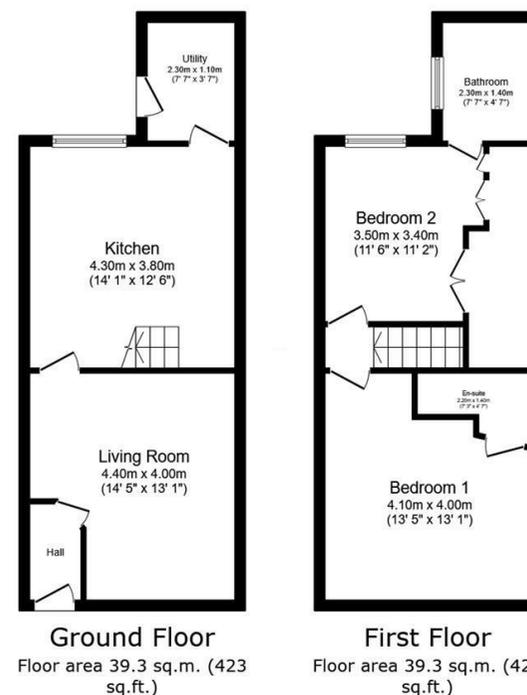
Rear facing, window to rear, carpet, painted walls, large integrated wardrobes, door to bathroom, radiator.

Bathroom 7'6" x 4'7" (2.3m x 1.4m)

Three piece suite with over bath shower, tiled and painted walls, heated towel rail, wall mounted mirror, lino flooring, window to side.

Rear Garden

Tiered. Patio from utility area, steps to next tier which is laid to artificial lawn, hedging. Further steps to patio area with two sheds. Wood fence borders, tap.



Total floor area: 78.6 sq.m. (846 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

PROPERTY
PERSPECTIVE