



267 Buxton Road, Macclesfield, SK11 7ET

Located within a short distance of Puss Bank School, open countryside, Macclesfield town centre and train station. This particular home retains many period features such as stripped wooden floorboards, high ceilings, corbel, cornices, picture rails and deep skirting boards. A real unique feature is in the lower ground floor. This stunning family reception/games room comes complete with a log burning stove and separate W.C. Bi-folding doors open from this versatile reception room, providing access to the stone terrace overlooking the generous rear garden. The property is set back from the road and in brief comprises; entrance hallway, elegant living room, dining room, breakfast kitchen, steps down to the fantastic family room. To the first floor are three well proportioned bedrooms and a modern family bathroom fitted with a stylish white suite and separate shower. Outside, the private rear garden is of a generous size mainly laid to lawn with a stylish stone terrace, ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy. An additional decked patio to the rear with various shrubs and hedging to the perimeter. A courtesy gate to the side allows access to the front.

£415,000

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 in an easterly direction along Buxton Road (A537), continue over the canal and the property can be found on the left hand side.

Entrance Hallway

Stripped wooden floorboards. High ceilings with deep skirting boards. Dado rail. Corbel and cornice. Radiator. Stairs leading to the first floor landing and lower ground.

Living Room

12'5 x 12'0

Elegantly presented and featuring an open grate fireplace. Wooden floorboards. Double glazed window to the front aspect fitted with plantation shutters. High ceilings. Deep skirting boards. Picture rails and cornice. Contemporary radiator.

Dining Room

13'5 x 11'0

Generous dining/sitting room with double glazed window to the rear aspect fitted with plantation shutters. High ceilings. Deep skirting boards. Picture rails. Contemporary radiator.

Breakfast Kitchen

16'0 x 10'0

Fabulous kitchen suite fitted with a range of base and wall mounted units with work surfaces over. Tiled splashbacks. Belfast style sink unit with mixer tap. Integrated dishwasher. Space for a range cooker with extractor hood over. Space for a washing machine and American style fridge freezer. Wooden floorboards. Breakfast bar with stool recess. Double glazed window to the rear aspect over looking the garden. Door to side aspect. Radiator.

Stairs Down To Lower Ground

Stone steps lead down to the lower level. Inset lighting.

Family/Games Room

13'5 x 12'8

This versatile room is spacious and well designed featuring a log burning stove set within a brick recess. Double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

Breakfast Room

16'6 x 9'3

Ample space for a table and chairs. Bi-folding doors open to a large stone terrace. Radiator. Door opening to the W.C.

Downstairs WC

Low level WC and wash hand basin. Ladder style radiator. Recessed ceiling spotlights.

Stairs To First Floor

Access to the loft space. Picture rail. Dado rail.

Bedroom One

14'0 x 12'0

Excellent proportioned master bedroom with ample space for a king size bed and fitted with a range of wardrobes to one wall. Two double glazed windows to the front aspect fitted with plantation shutters. Radiator.

Bedroom Two

13'7 x 11'0

Double bedroom with ample space for a king size bed. Double glazed window to the rear aspect with far reaching views over rooftops and hills beyond. Exposed wooden floorboards. Radiator.

Bedroom Three

10'0 x 7'3

Good size third bedroom with double glazed window to the rear aspect with far reaching views over rooftops and hills beyond. Radiator.

Family Bathroom

Fitted with a stylish white suite comprising; free standing roll top bath with chrome telephone style shower attachment off the taps, separate shower enclosure with mixer shower, low level WC and vanity wash basin. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator .

Outside

Garden

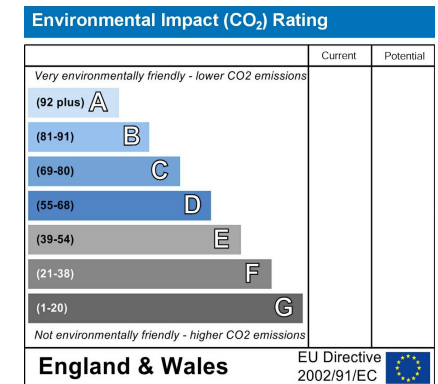
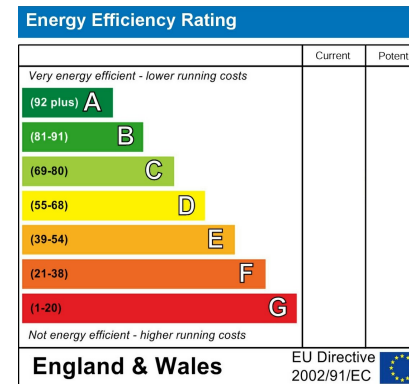
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Tenure

The vendor has advised that the property is Leasehold. The vendor has also advised that the property is council tax band D.

We believe the lease to be 999 years from 24 June 1899.

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





BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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