



**jordan fishwick**

251 BUXTON ROAD MACCLESFIELD SK11 7ET

£375,000



## 251 BUXTON ROAD MACCLESFIELD SK11 7ET

A substantial period property located within a short distance of Puss Bank School, open countryside, Macclesfield town centre and its excellent transport links. This period property has a fabulous blend of a bygone era retaining many period features such as high ceilings, corbel, cornices, picture rails and deep skirting boards. In brief the property comprises; porch, entrance hallway, downstairs WC, living room, dining room, kitchen and stairs lead down to the garden room with French doors to the garden. To the first floor are three bedrooms and shower room fitted with a white suite. Stairs lead off the main landing to the forth bedroom with far reaching views over open countryside, sitting room and fifth bedroom. Externally, the property is set back from the road behind a small wall, whilst to the rear there is a well maintained private garden, mainly laid to lawn with a large decked patio with fencing and a stone wall to the perimeter. A path to the side gives access to the front.

### 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 just past Barracks Lane.

### Porch

**Entrance Hallway**  
High cornice ceilings. Corbel. Deep skirting boards. Dado rails. Staircase to first floor landing. Radiator.

### Downstairs WC

Push button low level WC and wash hand basin.

### Living Room

127 x 12'1  
Charming reception room with feature coal effect living gas fire and surround. High cornice ceilings. Double glazed window to the front aspect. Radiator.

### Dining Room

137 x 11'1  
Generous dining or sitting room with feature fireplace and surround. High ceilings. Deep skirting boards. Picture rails. Window to the rear aspect. Radiator.

### Kitchen

13'8 x 9'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. One and a quarter bowl sink unit with mixer tap and drainer. Integrated dishwasher and washing machine with matching cupboard fronts. Four ring electric hob with extractor hood over. Built in oven with microwave oven above. Space for a fridge/freezer. Window to the rear and side aspect. Door opening to the side aspect. Radiator.

### Downstairs To The Garden Room

### Garden Room

17'10 x 8'3  
Versatile reception room. Two sets of double glazed French doors to the garden. Large built in storage cupboard fitted with a ladder style radiator. Laminate flooring. Recessed ceiling spotlights. Two radiators.

### Stairs To The First Floor

Stairs to the second floor. Radiator.

### Master Bedroom

172 x 12'2  
Excellent proportioned master bedroom featuring high ceilings and deep skirting boards. Two double glazed windows to the front aspect. Two radiators.

### Bedroom Two

137 x 11'3  
Double bedroom with window to the rear aspect. Deep skirting boards. Radiator.

### Bedroom Three

9'1 x 7'8  
Good size third bedroom with window to the side aspect. Radiator.

### Shower Room

Fitted with a walk in shower cubicle, low level push button WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Window to the side aspect.

### Stairs To The Second Floor

Skylight window to the rear with far reaching views over open countryside.

### Bedroom Four

137 x 11'0  
Double bedroom with double glazed window to the rear aspect with far reaching views over open country fields. Radiator.

### Sitting Room

122 x 8'1  
Double glazed window to the front aspect. Radiator.

### Bedroom Five

120 x 7'2  
Double glazed window to the front aspect. Radiator.

### Outside

### Garden

The property is set back from the road behind a small wall, whilst to the rear there is a well maintained private garden, mainly laid to lawn with a large decked patio with fencing and a stone wall to the perimeter. A path to the side gives access to the front.

### Tenure

The vendor has advised us that the property is Freehold. We also believe the property to be council tax band D. We would advise any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	