



32 Barracks Lane, Macclesfield, Cheshire, SK10 1QJ

Barracks Lane is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties and excellent views towards the open countryside. A befitting location for this quite outstanding dwelling. Tucked away off Buxton Road, is this fabulous "THREE BEDROOM, TWO BATHROOM" family home offering space, style and quality. Within walking distance of Puss Bank School, local shops, Macclesfield canal and of course the town centre with its excellent public transport links. In brief the property comprises; porch, entrance hallway, living room featuring a log burning stove, fabulous open plan family/dining kitchen and an inner hallway to a downstairs wet room. To the first floor are three well proportioned bedrooms and a family bathroom. The rear garden is a real feature and has been skilfully landscaped with a decked patio area and can be accessed from the dining kitchen via double glazed French doors onto a raised decking area with open views over the hills. Steps take you down onto a lawned garden and pleasant decked seating area featuring a hot tub. To the rear of the garden is a large garden room and has power and lighting.

£439,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Barracks Lane is long established as a favourable and sought after location to live. A prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at on Buxton Road and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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

From Macclesfield Waters Green, travel up Buxton Road and after crossing the canal bridge, turn left onto Barracks Lane. The property will be found on the right hand side.

Porch

Tiled floor. Door to the hallway.

Entrance Hallway

Stairs to the first floor. Radiator.

Living Room

13'4 x 11'0

Well presented reception room featuring a log burning stove within the chimney breast. Double glazed window to the front aspect. Radiator.

Open Plan Family/Dining Kitchen

21'4 x 20'0 max

Kitchen

13'10 x 13'3

Fitted with a bespoke range of base units with work surfaces over. Space for a range cooker with extractor hood over and exposed beam. Large island featuring a Belfast style sink unit with mixer tap and integrated dishwasher with matching cupboard front. Space for an American fridge freezer. Laminate floor. Contemporary radiator.

Family/Dining Area

20'0 x 7'4

Space for a sofa, dining table and chairs. Laminate floor. Double glazed window and French doors opening to the raised decked area

Inner Hallway

Cupboard with space for a washing machine and tumble dryer on top. A further pantry cupboard housing a Vaillant boiler. Tiled floor. Door to the side aspect.

Downstairs Wet Room

Downstairs wet room comprising walk in shower with rainfall shower head, push button low level WC and stylish stone wash basin. Extractor fan. Tiled floor and walls. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the side aspect.

Stairs To The First Floor

Access to the loft space. Build in airing cupboard. Picture rails. Radiator.

Bedroom One

13'6 x 11'1

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

Bedroom Two

11'7 x 10'2

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

10'1 x 8'0

Good size third bedroom with double glazed window to the rear aspect with towards the hills. Radiator.

Bathroom

Fitted with a white suite comprising; L-shape panelled bath with shower fittings off the taps and screen to the side, push button low level WC and vanity wash basin. Tiled flooring. Part tiled walls. Double glazed window to front aspect. Traditional Victorian style radiator.

Outside

Driveway

To the side of the property is a driveway providing off road parking. There is also a courtesy gate providing access to the private garden.

Garden

The rear garden is a real feature and has been skilfully landscaped with a decked patio area and can be accessed from the dining kitchen via double glazed French doors onto a raised decking area with open views over the hills. Steps take you down onto a lawned garden and pleasant decked seating area featuring a hot tub. Outside shower. Steps up to a covered stone patio with courtesy gate to the front.

Garden Room

15'4 x 10'0

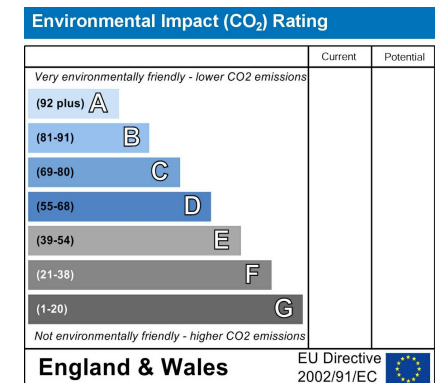
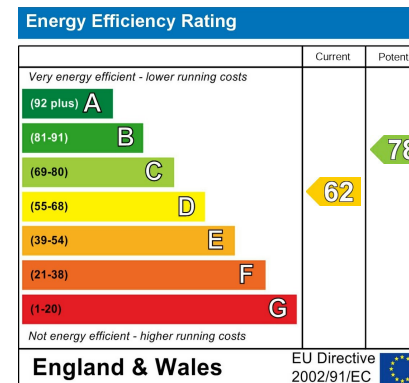
Currently used as a bedroom. Power and light. Electric radiator. Two built in storage cupboards.

Tenure

The vendor has advised us that the property is Freehold.

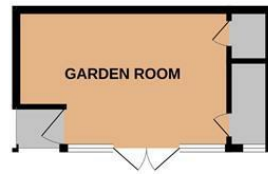
The vendor has also advised us that the property is council tax band D.

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

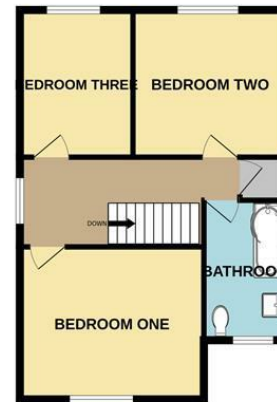




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

