



Newlands Road, Macclesfield, SK10 3LW.
£315,000

Whittaker
& Biggs

Est. 1930

7 Newlands Road, Macclesfield

A three bedroom semi detached home available with no onward chain and providing well-proportioned accommodation. Ground floor comprises of living room, dining room, breakfast kitchen, utility area and shower room. First floor accommodation with three bedrooms and bathroom. Externally, the property enjoys a raised rear garden with lawn and patio plus greenhouse. Off road parking and single garage to the front with lawned garden. Given the accommodation on offer and the very pleasant situation within the ever popular Broken Cross area of Macclesfield, an early viewing is highly recommended.



ACCOMMODATION

Entrance Hall

Double glazed door and side window through to the entrance hall, staircase to the first floor landing, radiator and small under stairs storage cupboard.

Living Room 11' 10" x 11' 2" (3.6m x 3.4m)

Double glazed window to the front, tiled fireplace, radiator.

Dining Room 11' 10" x 11' 10" (3.6m x 3.6m)

Double glazed French doors to the rear patio and garden, tiled fireplace and two radiators.

Utility Area

A useful space between the hallway and breakfast kitchen with door access to the garage, under stairs cupboard.

Breakfast/Kitchen 11' 10" x 10' 2" (3.6m x 3.1m)

Kitchen units to base and eye level, one and half bowl sink unit with mixer tap, electric oven, electric hob, extractor fan, two radiators, two double glazed windows and matching double doors to the outside.

Shower Room 6' 11" x 4' 3" (2.1m x 1.3m)

Shower cubicle with mains shower, wash hand basin and WC, heated towel rail and double glazed window.

First Floor Landing

Double glazed window to the side, loft access.

Bedroom One 12' 2" x 11' 10" (3.7m x 3.6m)

Double glazed window to the front, fitted cupboards and shelving.

Bedroom Two 11' 10" x 9' 10" (3.6m x 3.0m)

Double glazed window, radiator.

Bedroom Three 6' 11" x 5' 11" (2.1m x 1.8m)

Double glazed window, radiator.

Bathroom 6' 7" x 6' 3" (2.0m x 1.9m)

IPanel bath, WC and wash hand basin, part tiled walls, airing cupboard, double glazed windows.

Outside

On the approach to the property is a lawned garden area, a driveway for off road parking leading to a Single Garage housing the gas central heating boiler plus a plumbing point for a washing machine and door to the rear garden. To the rear of the house is a patio area, a good sized raised lawned garden and greenhouse.

Note:

Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Directions

Upon reaching Broken Cross roundabout when coming away from Macclesfield, turn first left into Gawsworth Road, take the first right onto Pexhill Road, into Bromley Rd and Newlands Road is on the left hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**