



Maple Avenue, Macclesfield, SK11 7RB.  
OFFERS OVER £225,000

Whittaker  
& Biggs Est. 1930



## 26 Maple Avenue

A spacious two-bedroom detached home located in a highly sought-after residential area of Macclesfield. While the property requires full updating, it offers excellent potential for improvement, including the possibility of converting the main first-floor bedroom into two separate rooms. The accommodation comprises an entrance porch leading to a welcoming hallway, a generous through lounge with a box bay window, and a conservatory. Additionally, there is a breakfast room and a kitchen. Upstairs, there are two bedrooms and a bathroom. Externally, the property features a paved frontage with driveway parking and a detached garage. The rear garden is in need of landscaping. Given its potential, an internal viewing is highly recommended.





## ACCOMMODATION

### Entrance Porch

Double-glazed door and window, with an inner part-glazed door leading to the entrance hall.

### Living Room 18' 5" x 10' 10" (5.61m x 3.30m)

A spacious through lounge with a box bay window to the front, tiled fireplace, two radiators and double doors opening into the conservatory.

### Conservatory 13' 6" x 6' 9" (4.11m x 2.05m)

Access to the rear garden.

### Breakfast Room 9' 11"maximum x 9' 11" (3.03m x 3.02m)

Box bay window to the side elevation, tiled fireplace, radiator and door leading to the kitchen.

### Kitchen 12' 2" x 8' 8" (3.72m x 2.65m)

Fitted with wall, base and drawer units, a single drainer sink unit, electric cooker point, plumbing for a washing machine, central heating boiler, and a window and door to the rear.

## First Floor

### Bedroom One 18' 6" x 10' 11" (5.65m x 3.33m)

A spacious room with windows to both front and rear, a decorative tiled fireplace and radiator. This room has the potential to be split into two separate bedrooms.

### Bedroom Two 12' 4" x 8' 10" (3.75m x 2.68m)

Window to the rear, airing cupboard and radiator.

### Bathroom

Fitted with a panel bath, WC, wash hand basin, radiator and window to the side.

### Outside

The property benefits from a paved frontage, a driveway and detached garage. the rear garden requires landscaping.

Council Tax Band: D

EPC Rating: F

Tenure: Freehold



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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.

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## Directions

From our office in Macclesfield, turn right opposite the train station onto Sunderland Street. At the traffic lights turn left and at the next lights straight ahead onto Mill Lane. Turn right onto Byron Street then left onto High Street. Follow the road around the bend as it becomes Maple Avenue and the property is located by our For Sale board.

**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.

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