



Lark Hall Crescent, Macclesfield, SK10 1QU
£475,000

Whittaker
& Biggs Est. 1930

Lark Hall Crescent, Macclesfield

An extended and beautifully enhanced three-bedroom semi detached home, located in a highly sought-after area of Macclesfield. This property offers well-appointed accommodation throughout, with standout features including a modern kitchen, stylish bathroom, and a convenient ground floor shower room. The front of the property boasts a pebbled driveway leading to the main entrance, while the rear enjoys a pleasant aspect with a lawned garden and patio area, ideal for outdoor relaxation.



Front garden

A lawned garden alongside a pebbled driveway providing off road parking for two cars.

Entrance Hall 5' 9" x 8' 7" (1.76m x 2.62m)

A spacious hallway with stairs leading to the first floor landing, complemented by a radiator.

Lounge 20' 8" x 13' 10" (6.30m x 4.22m)

A generously sized formal lounge featuring double glazed windows to both the front and rear, a double-glazed door leading outside, a recessed cast iron burner, and two radiators.

Living / Dining Room 25' 2" x 12' 2" (7.68m x 3.72m)

An extended space with a double glazed window to the front and a radiator.

Kitchen 12' 2" x 7' 7" (3.72m x 2.31m)

A contemporary kitchen fitted with a stylish range of wall, base, and drawer units, an inset sink unit, an electric oven and hob with an extractor, an integrated dishwasher, and a concealed central heating boiler. A double glazed window enhances the space with natural light.

Utility Room 5' 8" x 6' 4" (1.73m x 1.92m)

Features a roll edge work surface, a wall-mounted storage cupboard, plumbing for a washing machine, space for an American-style fridge/freezer, and a double-glazed door providing access to the rear garden.

Ground Floor Shower Room 5' 8" x 6' 4" (1.73m x 1.92m)

Comprising a shower cubicle with a mains shower, WC, wash hand basin, heated towel rail, tiled walls, and a double glazed window.

Landing 7' 10" x 8' 1" (2.38m x 2.47m)

With a double glazed window to the side.

Bedroom 1 11' 7" x 9' 4" (3.53m x 2.85m)

A spacious double bedroom with a double glazed window to the front, fitted wardrobes, and a radiator.

Bedroom 2 11' 7" x 10' 5" (3.53m x 3.18m)

Another well sized double bedroom with a double glazed window to the rear, fitted wardrobes, and a radiator.

Bedroom 3 7' 10" x 7' 7" (2.38m x 2.32m)

A comfortable single bedroom featuring a double glazed window to the front and a radiator.

Bathroom 9' 3" x 4' 1" (2.82m x 1.24m)

Fitted with a panel bath with a mixer tap and handheld shower head, WC, wash hand basin, part tiled walls, a heated towel rail, radiator, and a double glazed window

Rear Garden

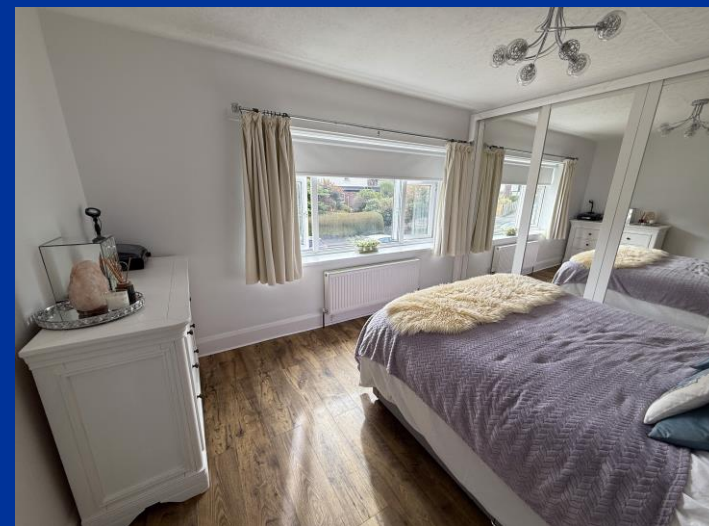
A well maintained lawned garden and patio area, backing onto an open aspect, offering a tranquil outdoor space

Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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 turn left opposite the train station and proceed through the traffic lights under the railway bridge onto Buxton Road. Continue along this road, passing over the canal and just before the road forks take the turning on the left into Lark Hall Road. Follow the bend round and then turn left onto Lark Hall Crescent and the property is on the Left.

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