



Crompton Road, Macclesfield, SK11 8EH  
£275,000

Whittaker & Biggs Est. 1930



## Crompton Road, Macclesfield

A large three storey house situated in a sought after area of Macclesfield and within easy reach of the town centre shopping centre, popular schooling and recreational facilities. The accommodation briefly comprises, lounge, dining area and fitted kitchen and a useful cellar. To the first floor there are two bedrooms and a family bathroom. A particular feature of this property is the impressive second floor master bedroom with a vaulted ceiling, study area and en suite four piece bathroom. Externally, there is a patio garden to rear and an outhouse.





## Entrance

Timber panel, part glazed door through to the lounge

## Ground Floor

**Lounge** 11' 2" x 16' 5" (3.40m x 5.01m)

Double glazed window to front, decorative fireplace, radiator, built in cupboard, door through to the dining area.

**Kitchen/Diner** 11' 2" x 16' 0" (3.40m x 4.88m)

Large open space leading through to the kitchen, built in cupboard and wall shelving, also having a radiator and stairs rising to the first floor landing.

**Kitchen** 11' 2" x 7' 0" (3.40m x 2.14m)

Modern wall, base and drawer units, single drainer sink unit, integrated electric oven, gas hob, extractor, plumbing point for a washing machine, space for a fridge freezer, double glazed window and door to rear garden.

## First Floor

### First Floor Landing

Staircase to the second floor master bedroom.

**Bedroom 2** 11' 3" x 13' 4" (3.44m x 4.07m)

Double glazed window, radiator.

**Bedroom 3** 8' 7" x 14' 3" (2.62m x 4.35m)

Double glazed window, radiator, built in cupboard.

**Bathroom** 5' 1" x 7' 0" (1.55m x 2.14m)

Panel bath, shower screen, shower over bath, WC and wash hand basin, part tiled walls, cupboard housing the gas central heating boiler, double glazed window.

## Second Floor

**Master bedroom** 11' 3" x 25' 9" (3.44m x 7.86m)

Large master bedroom with a vaulted beamed ceiling, double glazed window to front, two radiators, study area.

**En-suite Bathroom** 11' 3" x 6' 8" (3.44m x 2.03m)

Shower cubicle with a mains shower, panel bath, his and her wash hand basins, WC, part tiled walls, tiled flooring, double glazed window.

**Basement** 11' 2" x 12' 8" (3.41m x 3.85m)

## Rear Garden

Well kept patio garden and outhouse to rear. Pedestrian right of access to rear.

Note:

Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold





TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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 right opposite the train station onto Park Lane. Proceed through the traffic lights at Bond Street and take second turning right into Crompton Road, where the property can be found on the right hand side.

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