

AN EXTENDED 3 BEDROOM SEMI-DETACHED HOME
WITH LARGE OPEN PLAN LIVING SPACE
AND SOUTH FACING GARDEN
SET IN AN ELEVATED POSITION WITH VIEWS OVER MACCLESFIELD



53 BLAKELOW ROAD, MACCLESFIELD, CHESHIRE SK11 7ED

£435,000

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Set in an elevated position in a desirable location, this extended 3 bedroom semi-detached house has a stunning open plan living space with large windows looking out onto the south facing garden.

On the ground floor the stylish entrance hallway with exposed brick leads to the modern kitchen which looks out to the front of the property with views across Macclesfield. A small staircase then leads up to the real highlight of the property, which is the open plan living space. Large windows and glass doors to the rear flood this space with plenty of natural light. Underfloor heating has been fitted to this level as well as a modern, large multi-fuel stove.

Another small staircase leads from this level to three well proportioned bedrooms and family bathroom, which has been recently fitted by the current owners.

The nearby town of Macclesfield provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 12 miles.

The property is also a short walk from Buxton Road where there have been a number of new businesses opening recently, with the addition of independent café's and bakeries within a small row of shops.

The accommodation comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL	Exposed brick. Central heating radiator.
OPEN PLAN LIVING SPACE	24'9" x 23'8" (7.54m x 7.21m) Underfloor heating. Multi-fuel stove. Windows and double doors leading to garden.
KITCHEN	20'2" x 9'1" (6.15m x 2.76m) Units to floor and wall incorporating electric oven, 5 ring electric hob with extractor hood. Plumbing for washing machine and space for dryer. Floor level fan heater.
WC / SHOWER ROOM	Low level WC, washbasin and shower cubicle with thermostatic shower.

Stairs lead up from the hallway to:

FIRST FLOOR:

LANDING

BEDROOM NO.1	16'7" x 8'6" (5.06m x 2.60m) Built in wardrobes. Central heating radiator.
BEDROOM NO.2	11'2" x 9'1" (3.40m x 2.76m) Central heating radiator.
BEDROOM NO.3	9'1" x 9'0" (2.76 x 2.74m) Central heating radiator.
BATHROOM / WC	With three piece suits comprising panelled bath with overhead shower, pedestal washbasin and low level WC.

OUTSIDE: Driveway leading to integral garage. Garden to the front. South facing garden to the rear.

TENURE: Freehold and free from chief rent.

COUNCIL TAX BAND: 'D'

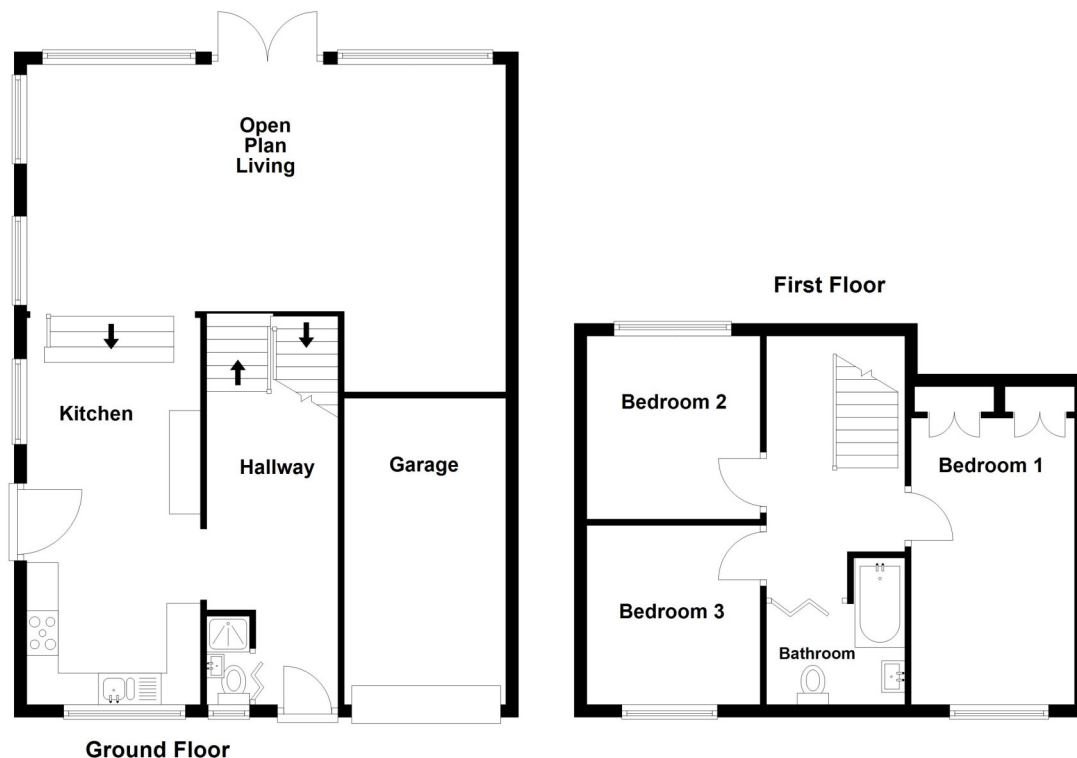
PRICE: **£435,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS: Heading out of Macclesfield on the Silk Road, turn left onto Windmill Street. At the top of Windmill Street, bear left continuing on Blakelow Road. The property can be found on the right hand side.

ENERGY RATING: 'C'

FLOOR PLANS:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. 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.

