



1 Salop Walk, Macclesfield, Cheshire, SK10 3EH

Offers In The Region Of £200,000

- A well proportioned three bedroom end terraced home
- entrance hall, fitted kitchen, and a spacious living/dining room.
- Outside, the front of the property offers a neat garden area, while the rear boasts a tiered, patio-style garden, perfect for outdoor entertaining.
- The property features gas central heating, double glazing, and benefits from off-street parking.
- On the first floor, there are three generously sized bedrooms and a modern bathroom.
- No Onward Chain

I Salop Walk, Macclesfield SK10 3EH

A well-proportioned three-bedroom end-terrace home, ideally located close to the Leisure Centre and highly regarded schools, including Fallibroome Academy. The property features gas central heating, double glazing, and benefits from off-street parking.

The accommodation comprises: entrance hall, fitted kitchen, and a spacious living/dining room. On the first floor, there are three generously sized bedrooms and a modern bathroom.

Outside, the front of the property offers a neat garden area, while the rear boasts a tiered, patio-style garden, perfect for outdoor entertaining.

Offering generous living space and representing excellent value, this home is an ideal choice for families looking for more room than a traditional cottage typically provides.



Council Tax Band: B



Entrance

9'0" x 8'7"

Currently used as a study, featuring two double glazed windows, a double-glazed entrance door with a side window, and a radiator.

Entrance Hall

10'9" red to 5'8" (red to)

Includes a utility cupboard, a cloaks cupboard, and an additional storage cupboard beneath the stairs, along with a radiator.

Ground Floor WC

6'1" x 4'5"

Fitted with a WC, wash hand basin, radiator, and a double glazed window.

Lounge/Diner

21'1" x 10'10"

A spacious lounge/dining area with two double glazed windows, a door leading to the rear garden, and two radiators.

Kitchen

10'8" x 7'6"

Equipped with a range of wall, base, and drawer units, a single drainer sink unit with a mixer tap, an electric oven, gas hob with extractor, plumbing for a washing machine, space for a fridge freezer, and a double-glazed window.

First Floor Landing

Provides access to the loft space.

Bedroom One

12'0" x 11'0"

Features a double glazed window and a radiator.

Bedroom Two

14'0" x 8'8"

Includes a double glazed window and a radiator.

Bedroom Three

7'9" x 8'8"

Fitted with a double glazed window and a radiator.

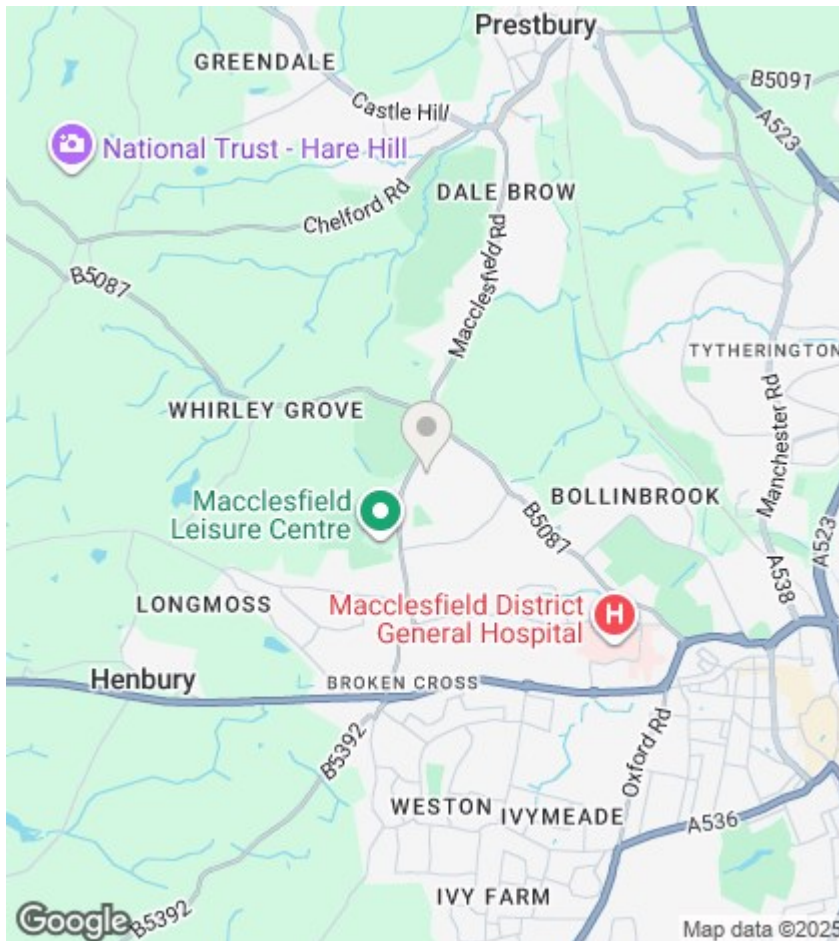
Bathroom

9'10" x 4'7"

Comprising a panel bath with shower screen and mains shower, WC, wash hand basin, radiator, airing cupboard housing the gas central heating boiler, part-tiled walls, and a double glazed window.

Outside

Pedestrian access to the front, covered PRIVATE off road parking to the rear, paved patio gardens, and a storage shed.



Directions

From this office turn left opposite the railway station. At the traffic lights under the railway bridge left onto the Silk Road. At the roundabout left onto Hibel Road. Continue through the traffic lights, right at the roundabout. At the next roundabout left and at the next roundabout right onto Prestbury Road. At the next mini roundabout left onto Victoria Road. At the next

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

