



6 Roewood Lane, Macclesfield, Cheshire, SK10 2PQ

Asking Price £400,000

- A beautifully presented and renovated three bedroom home with NO ONWARD CHAIN
- Three well-proportioned bedrooms, two having built-in wardrobes and a stylish family bathroom
- Sizeable, private garden mainly laid to lawn with a patio area
- Large living room and a stunning open-plan kitchen/dining area with doors opening onto the garden
- Ample off-road parking to the front

6 Roewood Lane, Macclesfield SK10 2PQ

A beautifully presented and thoughtfully renovated three-bedroom home, with NO ONWARD CHAIN, positioned at the entrance of a quiet cul-de-sac in one of Macclesfield's most sought-after residential areas. Ideally located within easy reach of scenic countryside walks, the town centre's wide range of shops, bars and restaurants, as well as excellent transport links via the nearby train station.

The spacious accommodation includes a generous entrance hall, a large living room featuring a log-burning stove, and a stunning open-plan kitchen/dining area with a central fireplace and doors opening onto the enclosed rear garden. Upstairs, off a central landing, are three well-proportioned bedrooms, two of which benefit from built-in wardrobes and a stylish family bathroom.

Outside, the property offers ample off-road parking to the front, while the rear boasts a sizeable, private garden mainly laid to lawn with a patio area—ideal for entertaining or family enjoyment.



Council Tax Band: B



Entrance Hall

A spacious and welcoming entrance hall providing access to the main ground floor rooms and staircase to the first floor.

Living Room

15 x 13

A generously sized reception room featuring a charming log-burning stove, ideal for cosy evenings. Large window to the front allows for plenty of natural light.

Kitchen / Dining Room

28 x 10.05

A stunning open-plan space with a feature fireplace at its centre, creating a beautiful focal point. The kitchen is well-equipped and modern, opening seamlessly into the dining area, with double doors leading out to the enclosed rear garden—perfect for indoor/outdoor living and entertaining.

Landing

A central landing provides access to all three bedrooms and the family bathroom.

Bedroom One

13.7 X 10.4

A spacious double bedroom with built-in wardrobes and a front-facing aspect.

Bedroom Two

13.7 X 7.7

Another double bedroom with built-in wardrobes, overlooking the rear garden.

Bedroom 3

11.11 X 5.11

A well-proportioned single bedroom, ideal as a nursery, home office, or guest room.

Family Bathroom

7.3 X 5.3

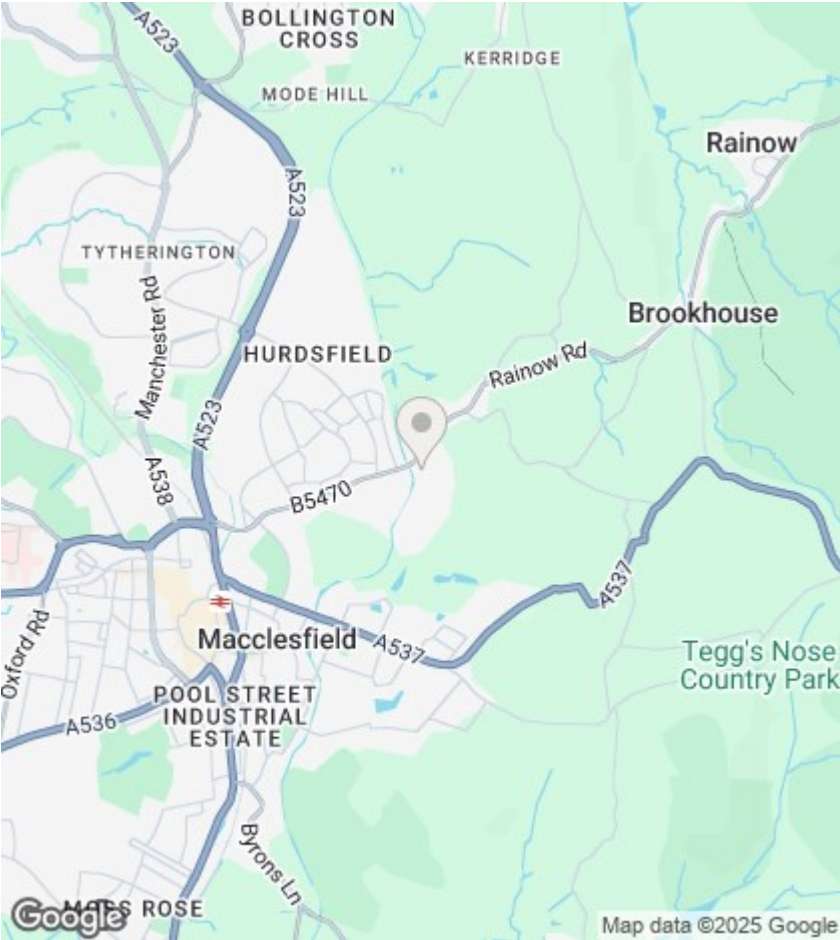
A contemporary three piece family bathroom

Front - Exterior

The property benefits from off-road parking for multiple vehicles and an attractive frontage.

Rear - Exterior

A large, enclosed rear garden, mainly laid to lawn with a patio area—perfect for family life or entertaining guests.



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	