



19 Roan Mews, Macclesfield, SK11 7AZ

Offers Over £300,000

- A beautifully presented and highly individual three-bedroom home
- The integral garage is an excellent addition, used as a utility and storage space
- The rear garden has been designed for low maintenance with stone paving and a gate opening directly onto the canal bank
- A welcoming entrance hall with a modern WC, a spacious open-plan living and dining room
- Gas combination central heating system and has double glazing throughout
- To the front, there is off-road parking on the driveway

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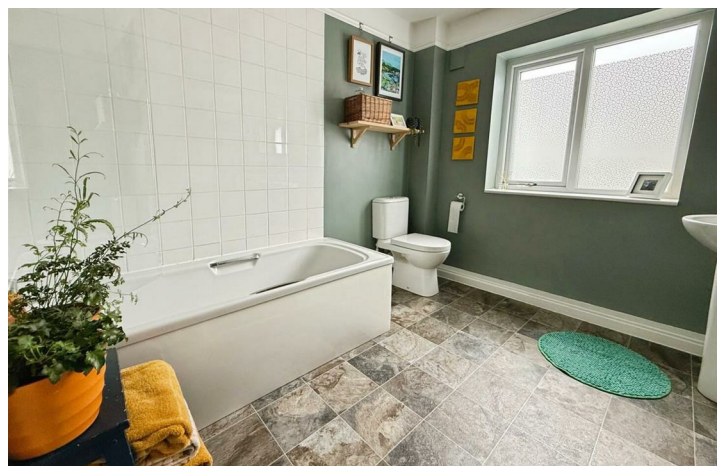
A beautifully presented and highly individual three-bedroom home, tastefully decorated throughout by the current owner and enjoying a superb position with direct access onto the canal in a popular part of Macclesfield, close to Black Road and Buxton Road.

The ground floor comprises a welcoming entrance hall with a modern WC, a spacious open-plan living and dining room that flows beautifully for both everyday living and entertaining, and a stylishly fitted kitchen with contemporary units and fittings. The integral garage is an excellent addition, used as a utility and storage space with plumbing for the washing machine and plenty of room for household essentials.

Upstairs, a split-level landing leads to three generously sized bedrooms — all well-proportioned, with no small box room. The master bedroom enjoys a particularly spacious feel, while the two further bedrooms offer excellent flexibility as children's rooms, a guest room, or a home office. The family bathroom is larger than average and has been fitted with a modern white suite.



Council Tax Band: D



Open Plan Living/Dining Room

20 x 17

A bright and spacious open-plan room with two radiators and double glazed patio doors opening directly onto the rear garden with a gate leading to the canal. The current owner has also created a charming reading nook beneath the stairs, making clever use of the space.

Kitchen

9 x 8

Fitted with a modern range of base and eye-level units, stainless steel sink unit with mixer tap, electric hob and oven with stainless steel extractor above. Double glazed window overlooking the rear garden and canal. The Vaillant combination central heating boiler is also housed here, neatly boxed in.

Bedroom One

15'3 x 9'7

Double glazed leaded window to front, radiator, and built-in storage.

Bedroom Two

13'9 x 9'6

Double glazed window to rear with views over the canal, mirror-fronted wardrobes, radiator.

Bedroom Three

13'9 x 7'9

Double glazed window to rear with views over the canal, fitted wardrobes, radiator.

Bathroom

9'5 x 7'7

A larger than average family bathroom with fitted white suite comprising panelled bath with electric shower over, low-level WC, and pedestal wash basin. Part tiled wall, radiator, loft access, and double glazed leaded obscured glass window to front.

Garage

16 x 9'8

Currently used as a utility and storage space with plumbing for a washing machine, power and light, and a double glazed window.

External

To the rear is a flagged, low-maintenance garden with mature shrubbery and a gate providing direct access onto the canal bank. To the front, there is a further paved garden area and a driveway in front of the garage/utility room.





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC