



294 Buxton Road, Macclesfield, SK11 7EU

£190,000

- Charming two bedroom terraced home on Buxton Road
- The kitchen is well-presented and practical
- The property enjoys a 50ft private garden featuring a patio, lawn, and a raised decking area at the far end with a metal storage shed
- A beautiful living room which flows into the open-plan dining area
- A generous double bedroom and a family bathroom is fitted with a classic white three-piece suite

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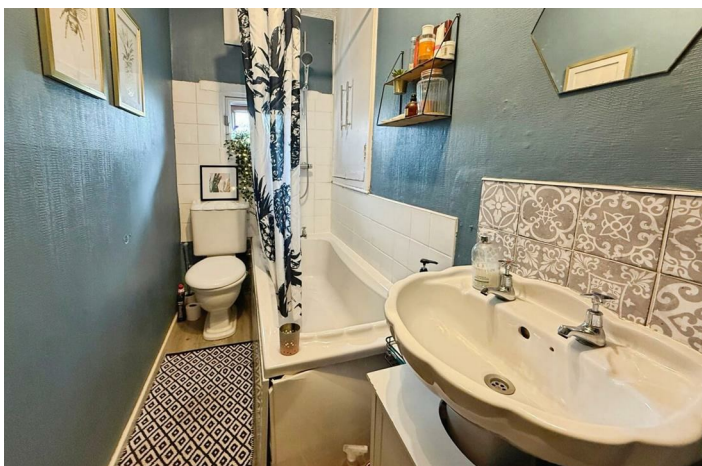
This charming freehold 2 bedroom terraced home on Buxton Road, Macclesfield, has been lovingly upgraded by the current owner and offers both comfort and convenience in an ideal location.

The property opens into a beautiful living room with a large window allowing natural light to flood the space, complemented by a feature gas fire and a welcoming atmosphere that seamlessly flows into the open-plan dining area. The dining room provides ample space for entertaining, with an archway to the living room, a serving hatch to the kitchen, and stairs leading to the first floor. The kitchen is well-presented and practical, fitted with units, a gas cooker and hob, and space for appliances, while a rear door opens directly onto the garden. A Velux window enhances the room further, allowing additional natural light to pour in and creating a bright, airy feel.

Upstairs, the accommodation comprises a generous double bedroom with alcoves ideal for wardrobes or storage, alongside a bright single bedroom overlooking the garden. The family bathroom is fitted with a classic



Council Tax Band: B



Lounge/Dining Room

7.1m x 3.6m

The living room (3.5m x 3.6m) is bright and welcoming, with a large window allowing natural light to flood the space and a feature gas fire. It flows seamlessly into the dining area (3.6m x 3.6m), which provides ample space for entertaining, an archway to the living room, and a serving hatch to the kitchen. Stairs lead up to the first floor.

Kitchen

11'9" x 7'6"

The kitchen is well-presented and practical, fitted with units, a gas cooker and hob, and space for appliances. A rear door opens directly onto the garden, and a Velux window enhances the room further, allowing additional natural light to create a bright, airy feel.

Bedroom One

11'9" x 11'9"

A generous double bedroom with alcoves ideal for wardrobes or storage, uPVC window, and radiator.

Bedroom 2

11'9" x 4'7"

A bright single bedroom overlooking the garden, with space for a wardrobe and uPVC window.

Bathroom

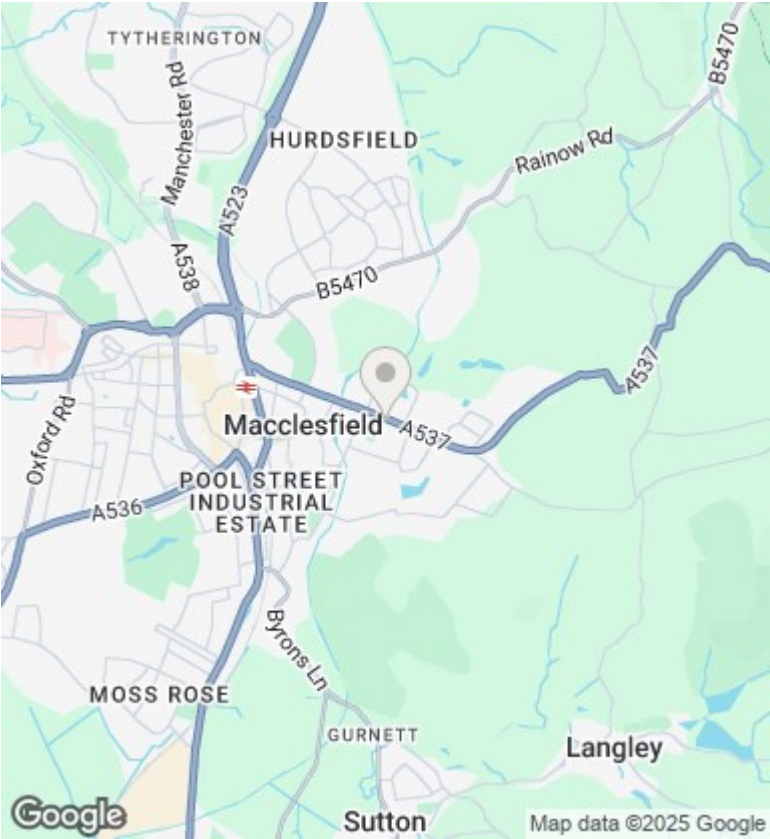
8'10" x 4'1"

Fitted with a classic white three-piece suite including a bath with shower over, vanity unit, and frosted glass window.

Garden

The property enjoys a 50ft private garden featuring a patio, lawn, and a raised decking area at the far end with a metal storage shed, creating an ideal space for relaxing or entertaining.





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		
EU Directive 2002/91/EC		