



285 Crompton Road, Macclesfield, SK11 8HB

£255,000

- A well-presented two bedroom end of terrace property
- On the first floor, the master bedroom is a great size and has a good range of fitted wardrobes/cupboards.
- A very attractive period property.
- On the ground floor is a light and bright fitted kitchen.
- The property also benefits from a walled and gated front garden area, whilst to the rear is very attractive garden area with patio, lawn and three outhouses.

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A well-presented two bedroom end of terrace property which benefits from a lovely rear garden. The well-proportioned accommodation, which is warmed by gas central heating and has double glazing comprises: entrance hallway with ornate ceiling coving/plaster corbels, living room with stunning multi-fuel stove fire set within an attractive fireplace and a separate dining room. Also on the ground floor is a light and bright fitted kitchen.

On the first floor, the master bedroom is a great size and has a good range of fitted wardrobes/cupboards. The second bedroom is also a good size and again has a fitted wardrobe. There is also a huge and beautifully appointed bathroom with enough space for a panelled bath and a separate corner shower enclosure.

The property also benefits from a walled and gated front garden area, whilst to the rear is very attractive garden area with patio, lawn and three outhouses, one of which has plumbing for washing machine, another has a handy wc and the third offers useful storage. A very attractive period property located in a popular and convenient area of Macclesfield.



Council Tax Band: B



Entrance Hall

16' x 3'1"

Double glazed front door with decorative double glazed inserts and matching window above, ornate coving and corbels, oak flooring and radiator.

Living Room

11'5" x 12'4"

Double glazed window to front elevation, feature multi-fuel burner sat on a slate hearth with attractive surround, tv aerial point, picture rail, ornate ceiling coving, oak flooring and radiator.

Dining Room

12'2" x 12'8"

Double glazed window to rear elevation, oak flooring, tv aerial point, original fitted cupboards, picture rail, ceiling coving, radiator, under stairs storage cupboard, decorative tiled fireplace and hearth.

Kitchen

12'4" x 7'7"

Double glazed windows to side and rear elevation, fitted kitchen units to base and eye level, integral dishwasher, sink unit and drainer with mixer tap, integral gas hob, gas oven and grill with extractor over, integral fridge, radiator, double glazed door to side elevation.

Bedroom One

13'9" x 12'12"

Double glazed window to front elevation, fitted wardrobes with cupboards over, tiled fireplace and hearth.

Bedroom Two

12'11" x 7'7"

Double glazed window to rear elevation, fitted cupboards and wardrobe, radiator, cast iron fireplace with tiled hearth.

Bathroom

12' x 12'12"

Outside

A walled and fenced garden with patio and easy maintenance artificial lawn area, raised bedding area, three outhouses (one housing a Freezer

which has power and light, the second is a brick built wc and the third is brick built providing storage. The garden area also has an outside light and gated side access.





Directions

From our office turn right opposite the train station onto Sunderland Street. Proceed through the traffic lights and over the mini roundabout onto Park Lane. Proceed through the traffic lights at Bond Street and continue along before turning right into Crompton Road where the property can be found on the right hand side, clearly marked by our for sale board.

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		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC