



117 Chester Road, Macclesfield, SK11 8PT

£1,000 Per Calendar Month

- A beautifully presented two bedroomed period cottage
- Two well-proportioned double bedrooms and a contemporary bathroom
- Lounge, dining room, kitchen and cellar
- Private garden and driveway to the rear

117 Chester Road, Macclesfield SK11 8PT

This beautifully presented period cottage blends historic charm with smart, stylish living. With origins dating back to the mid-19th century, it offers generous living space across two floors.

The ground floor opens into a beautifully finished lounge with plenty of natural light and a warm, welcoming atmosphere. This leads into a dedicated dining area that flows seamlessly into the stylish kitchen at the rear. The kitchen has been thoughtfully designed with grey shaker-style cabinetry, solid beech worktops, elegant rose gold hardware, and a Belfast-style sink. It's fully equipped with integrated appliances including a ceramic induction hob, an eye-level oven, fridge-freezer, and washing machine. Patio doors from the kitchen lead out to a private, south facing, enclosed rear garden that has been tastefully landscaped — perfect for relaxing or entertaining.

Upstairs, the property offers two well-proportioned double bedrooms and a contemporary bathroom, which features a high-end walk-in wet room, separate bath, and quality fittings throughout. The interiors are enhanced by oak internal doors, modern double glazing, and updated electrics.

A further standout feature is the spacious cellar, complete with power and heating — ideal for storage or potential conversion (subject to any planning permission). To the rear of the property, a private driveway provides convenient off-road parking



Council Tax Band: A



Entrance

Composite grey cottage-style front door; space for coats; oak door leading to the living room.

Living Room

14'5" x 9'3"

A beautifully presented cottage-style living room, decorated in neutral tones with deep skirting boards. Features a bespoke fitted cupboard housing the electric meter and fuse box, two wall light points, Virgin Media and BT connection points, double radiator, and uPVC double glazed window to the front aspect.

Dining Room

11'3" x 7'1"

A bright and versatile space with oak-effect flooring, double radiator, and uPVC door opening onto the rear garden and flows naturally into the kitchen.

Kitchen

9'3" x 7'8"

Stylish light grey Shaker-style kitchen with oversized cupboards and drawers, rose gold handles, and solid beech worktops with matching splashbacks. Features a ceramic induction hob, Belfast sink with chrome swan neck mixer tap, eye-level electric fan oven and grill, integrated washing machine and fridge freezer, stainless steel and glass extractor hood, graphite horizontal tubular radiator, recessed ceiling spotlights, uPVC window to rear, and oak door leading to the cellar.

First Floor Landing

Galleried landing with access to loft (insulated, boarded, with light and ladder).

Bedroom One

14'5" x 9'3"

Spacious front-facing double bedroom featuring deep skirting boards, double radiator, Virgin Media point, and uPVC double glazed window.

Bedroom Two

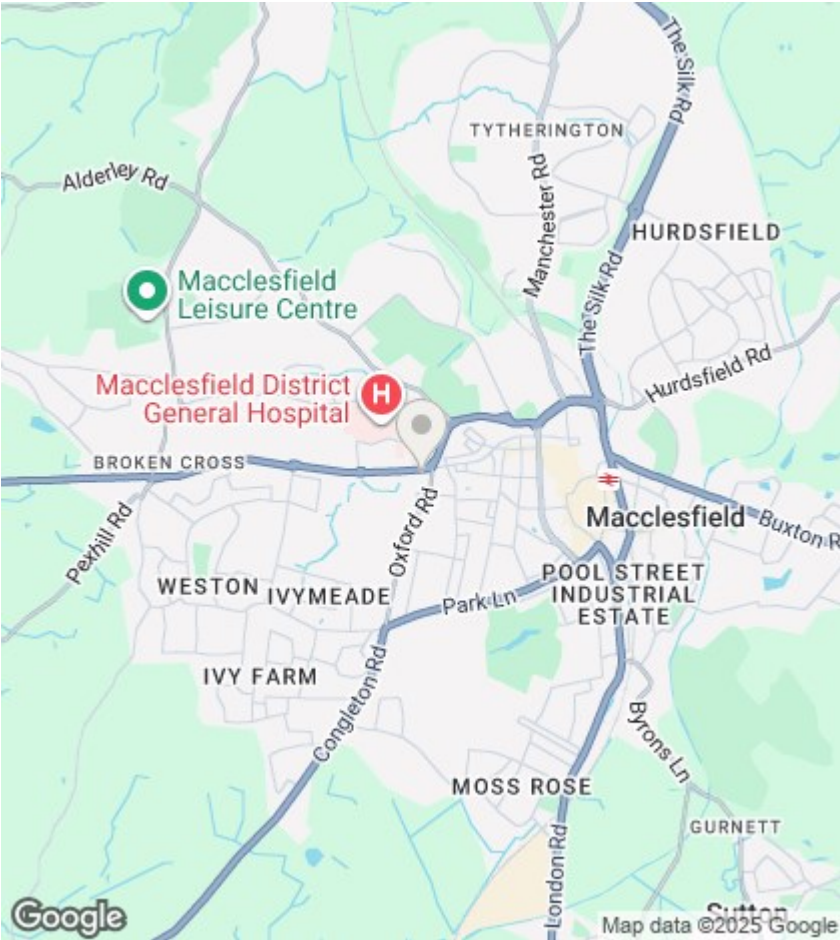
9' x 7'1"

Bathroom

9'3" x 7'8"

Contemporary four-piece suite featuring a large walk-in rainfall shower, separate bath. Pedestal hand basin with chrome waterfall tap, low flush WC, part-tiled walls, wood-effect laminate flooring, chrome heated towel radiator, opaque uPVC window, and Baxi combination





Viewings

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

EPC Rating:

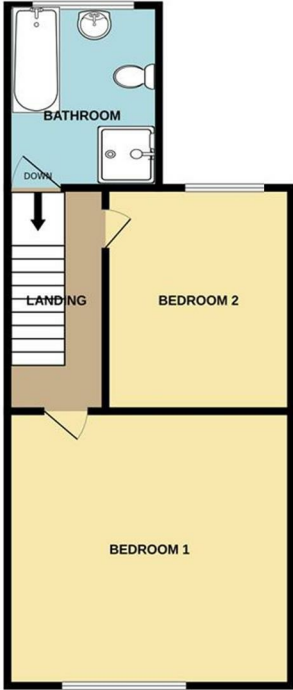
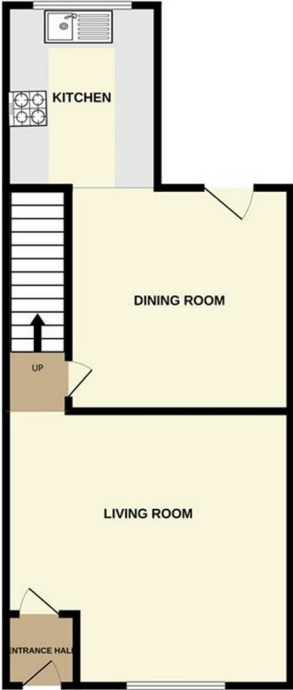
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			60
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

133 sq.ft. (12.4 sq.m.) approx.

434 sq.ft. (40.4 sq.m.) approx.

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TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.