





257, Blakelow Road, Macclesfield, Cheshire SK11 7EH

Blakelow Road offers breathtaking, unobstructed views of the Macclesfield Skyline and sits on the doorstep of Teggs Nose Country Park.

This property offers a unique opportunity to create a truly fabulous home in a premier Macclesfield location. The property requires modernisation whilst still being homely in its present condition. The vendors have obtained comprehensive plans and permitted development which can be made available to an interested party.

In brief the accommodation comprises a conservatory, entrance hall, lounge, dining room, kitchen, three well proportioned bedrooms and a bathroom. There is also a tandem garage with utility space at the rear. The property is warmed with gas central heating and uPVC double glazing is installed.

The property is situated in a large plot with a good size front garden and drive which provides ample off road parking and access to the garage. The garden to the rear is fully enclosed and features a patio and large lawn with surrounding borders.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed from our office towards the railway station turning left onto Sunderland Street and take the last exit at the roundabout under the railway bridge. Proceed straight into Buxton Road and turn right into Buxton Old Road and first right again into Blakelow Road. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Front Conservatory

Conservatory

17'06 x 7'05 into 10'08 x 6'05

Composite front door with double glazed panels. Tiled flooring. Exposed brick. Wall light points. uPVC sliding doors leading to the Dining Room. Door with glazing inset opening onto the Inner Hallway.

Interior Hallway

Ceiling cornice. Two single panelled radiators.

Lounge

15'11 x 11'10

Inglenook fireplace with multi-fuel cast iron stove set upon a granite hearth. Ceiling cornice. Fitted shelving. Patterned glass window. uPVC double glazed windows. Double panelled radiator.

Dining Room

11'03 x 10'10

uPVC double glazed window. Double panelled radiator. uPVC sliding doors to the Conservatory.

Kitchen

12'00 x 10'10

Two and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Electric cooker point. Space for fridge/freezer. Fully tiled walls. uPVC double glazed windows. Access to garage and rear porch

Rear Porch

Fully tiled walls. Tiled flooring. uPVC double glazed window. uPVC double glazed back door opening onto the rear garden.

Bedroom One

12'05 x 11'00

uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'04 x 10'09

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'02 x 8'10

Ceiling cornice. Access to loft via a pull-down ladder. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap with screen and shower over, a pedestal wash basin with mixer tap and a low suite W.C. Wall-mounted, mirror-fronted medicine cabinet. Storage cupboard. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The garden to the front of the property is fully enclosed within stone wall and fenced borders and provides for ample vehicular parking and access to the garage. The garden to the rear lies within fenced and hedged borders and is arranged over two tiers, the lower of which features a good sized patio seating area with the substantial upper tier being predominantly laid to lawn and accented by a variety of trees, shrubs and bushes. The rear garden can be accessed down one side of the property which also gives access to the workshop.

Garage

18'01 x 14'01

Roller door. Window. Power and light.

Workshop/Utility

14'01 x 13'00

Wash hand basin. Low suite W.C. Fitted shelving. Window. Plumbing for automatic washing machine. Space for a tumble dryer. Glow Worm combination style condensing boiler. Wooden door. Double panelled radiator.

£495,000

HOLDEN & PRESCOTT

Ground Floor





