





188 Black Road, Macclesfield, Cheshire SK11 7LF

Located just outside of Macclesfield town centre is this exquisite detached property which offers a perfect blend of period charm with warmth and character throughout and offers prospective purchasers the opportunity to purchase an individually styled property with flexible family accommodation to suit various needs. Situated within easy reach of local amenities, schools and park whilst still being within easy reach of the town centre

Situated on a generous plot and spanning three floors the accommodation comprises; an entrance hall, lounge, dining kitchen, utility room and a convenient downstairs W.C to the ground floor whilst the first floor boasts a large master bedroom complete with a dressing room and en-suite bathroom, alongside two further bedrooms which are served by a stylish family bathroom. The loft space has been thoughtfully converted to provide two additional double bedrooms. This property boasts and impressive five bedrooms a well appointed family kitchen and bathroom.

The generous plot and attractively landscaped outdoor space feature seating areas set within a private, mature garden, perfectly screened by attractive bushes, trees and shrubs and also provides easy access to the Macclesfield Canal.

All in all this home presents a wonderful opportunity for those seeking a characterful and flexible family residence ideally situated close to both scenic rural areas and the town centre.

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 out of Macclesfield along Buxton Road. Turn right shortly after passing over the canal into Black Road. Bear left into the continuation of Black Road and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

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Ground Floor

Covered Porch

Courtesy light.

Entrance Hall

Traditional solid wood front door with stained glass panels inset. Picture rail. Handrail to the staircase. Stripped floorboards. Double panelled radiator.

Lounge

14'10 max x 12'01

Multi-fuel stove set within an inglenook fireplace with wooden mantel over. Picture rail. Deep skirting boards. Fitted cupboard to the chimney recess. uPVC double glazed window. Double panelled radiator.

Breakfast Kitchen

15'11 x 11'11

Double bowl stainless steel sink with extendable mixer tap and base cupboard below. An additional range of bespoke Shaker style units with contrasting granite work surfaces. Shelving. Kitchen island/breakfast bar with storage cupboards below and contrasting wood block work surface. Contemporary pendulum lighting above the island/breakfast bar. Gas cooker point with space for a range style cooker and extractor hood over. Integrated fridge/freezer. Plumbing for dishwasher. Recessed spotlighting. Partially tiled walls. Stripped floorboards. Understairs storage cupboard. Double doors to Utility Room. uPVC double glazed window. Column radiator. Open way through to the Family Room.

Family Room

18'10 x 12'00 increasing to 14'00

Log burner. Recessed spotlighting. Stripped floorboards. Deep skirting boards. Fitted bookcase to one wall. uPVC double glazed window. uPVC tri-fold doors to the rear garden.

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W.C.

Wash hand basin with mixer tap, tiled splashbacks and vanity storage below. Low suite W.C.

Utility

18'02 x 4'00

Stainless steel sink unit. Base level units with wood block work surface. Plumbing for washing machine. Worcester Bosch combination condensing boiler. Tiled flooring. Underfloor heating. Velux windows. uPVC double glazed door to the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Recessed spotlighting.

Master Bedroom

18'10 x 9'03 increasing to 14'00

Recessed spotlighting. Understairs storage cupboard. Karndean herringbone style flooring. Deep skirting boards. uPVC double glazed windows. Double panelled radiators.

Dressing Room

4'03 x 3'05 to the wardrobes

Fitted wardrobes. Recessed spotlighting. Utility cupboard with recessed spotlighting, plumbing for automatic washing machine and space for a tumble dryer.

En-suite shower Room

Fully tiled cubicle with thermostatic rainfall shower and additional hand held shower over. Hand basin with mixer tap and vanity storage below. Low suite W.C. Recessed spotlighting. Partially tiled walls. Extractor fan. uPVC double glazed window. Anthracite grey heated towel rail.

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Bedroom Two

12'10 max x 10'06

Cast iron fireplace. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Five

8'08 x 7'04 to wardrobes

Storage cupboards. Picture rail. uPVC double glazed window. Single panelled radiator.

Family Bathroom

The white suite comprises a free-standing Victorian style nickle bath with central mixer tap with a hand-held shower head.

Fully tiled cubicle with rainfall thermostatic shower and additional detachable shower head over, a pedestal wash basin and a low suite W.C. Recessed spotlighting. Partially tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Column radiator/towel rail.

Second Floor

Landing

Handrail to the staircase. uPVC double glazed window.

Bedroom Three

24'09 x 9'00

Storage to the eaves. Velux windows.

Bedroom Four

11'07 x 9'06

uPVC double glazed window. Velux window. Double panelled radiator.

Outside

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Gardens

The property is set back behind an attractive gravelled front garden accented by a variety of shrubs and enclosed within a brick built dwarf wall. The rear garden is fully enclosed and beautifully landscaped to include a stone flagged patio with steps leading up to a neat lawn with an attractively planted mature herbaceous border. A gateway at the rear borders leads directly down to the Macclesfield Canal. A further patio seating area, meandering pathways and stone built walls with a backdrop of trees and large shrubs together with ambient garden lighting create a wonderful outdoor haven, perfect for relaxing or entertaining. Included within the sale is a good quality timber garden shed.

Garden Office

15'01 x 8'04

Recessed spotlighting. Power supply. uPVC double glazed windows. uPVC double glazed double doors. Storage heaters.

£550,000

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