



# 161 Black Road, Macclesfield, SK11 7LF

FOR THOSE LOOKING FOR A PROJECT to FINISH. A rare opportunity to acquire a bespoke and individual property. There are very few houses that can match this unique property in terms of space and offers a high degree of versatility, allowing the purchaser to tailor the property themselves in the future. Located within a short distance of Puss Bank School, open countryside, Macclesfield town centre and train station. In brief the property comprises; entrance vestibule, three reception rooms and breakfast kitchen. An inner hallway leads to WC, utility and access to the outside space. To the first floor are four excellent size bedrooms, (plumbing for en-suite facilities to the master bedroom) coupled with a stylish family bathroom fitted with a white suite and separate shower unit. Outside, to the side of the property are double gates to a driveway providing off road parking. The quiet and secluded walled courtyard garden is ideal for "Al Fresco" dining and entertaining both family and friends. There is a stone-built outhouse with potential to convert to a garden room/office plus additional log store.

## £399,950

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Proceed out of Macclesfield along Buxton Road and proceed over the canal bridge and take the second right onto Black Road, follow the road for approx ½ mile where the property will be found just as the road bends to the left

#### Entrance Vestibule

Cloaks hanging space.

#### Living Area

14'0 x 12'5

Attractive wooden floor. Double glazed window to the front and side aspect. Radiator.

#### Sitting Area

15'0 x 12'0

Attractive wooden floor. Double glazed window to the front and side aspect. Radiator.

#### Open Plan Family/Dining Kitchen

29'0 x 15'0 max

#### Family Area

15'2 x 15'0

Featuring an open grate fire and surround. Larch built in seating area. Double glazed window to the front aspect. open to the dining kitchen.

#### Dining Kitchen

14'0 x 15'0

Fitted with a range of base units with work surfaces over. Stainless steel sink unit with mixer tap and drainer. Neff four ring gas hob with extractor hood above and oven below. Space for an American fridge freezer. Double glazed window to the rear aspect. Space for a table and chairs.

#### Inner Hallway

Built in storage cupboard. Stairs to the first floor. Radiator.

#### WC

#### WC/Utility

High level WC. Space for a washing machine and tumble dryer. Double glazed window to the rear aspect.



### Stairs To First Floor Landing

Access to the loft space. Built in cupboard housing the boiler. Double glazed window to the rear aspect. Radiator.

### Master Bedroom

17'0 x 13'0

Spacious master bedroom with ample space for a king size bed, wardrobes and drawers. Double glazed window to the side aspect. Radiator.

### Dressing Area

### Plumbing For An En-Suite

Plumbing for an en-suite

### Bedroom Two

18'0 x 14'0

Spacious double bedroom with ample space for a king size bed, wardrobes and drawers. Double glazed window to the front aspect. Radiator.

### Bedroom Three

15'0 x 14'0

Double bedroom with ample space for a double bed, wardrobes and drawers. Double glazed window to the front aspect. Radiator.

### Bedroom Four

14'6 x 11'8

Double bedroom with ample space for a double bed, wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

### Family Bathroom

Large family bathroom fitted with a tiled panelled bath, separate walk in shower cubicle, low level W.C with concealed cistern and vanity wash basin. Attractive tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Three double glazed windows.

### Outside

### Private Courtyard Garden

### Outhouse

Stone-built outhouse with potential to convert to a garden room/office.

### Brick Built Store Shed

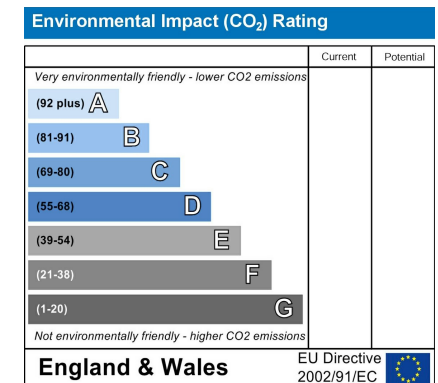
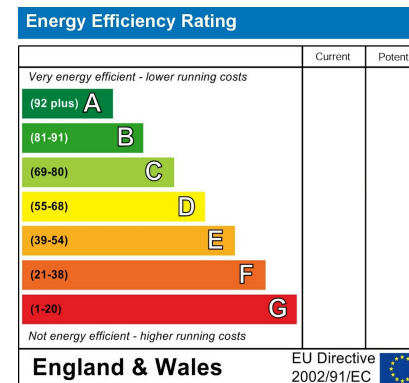
### Brick Built Log Store

### Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band G.

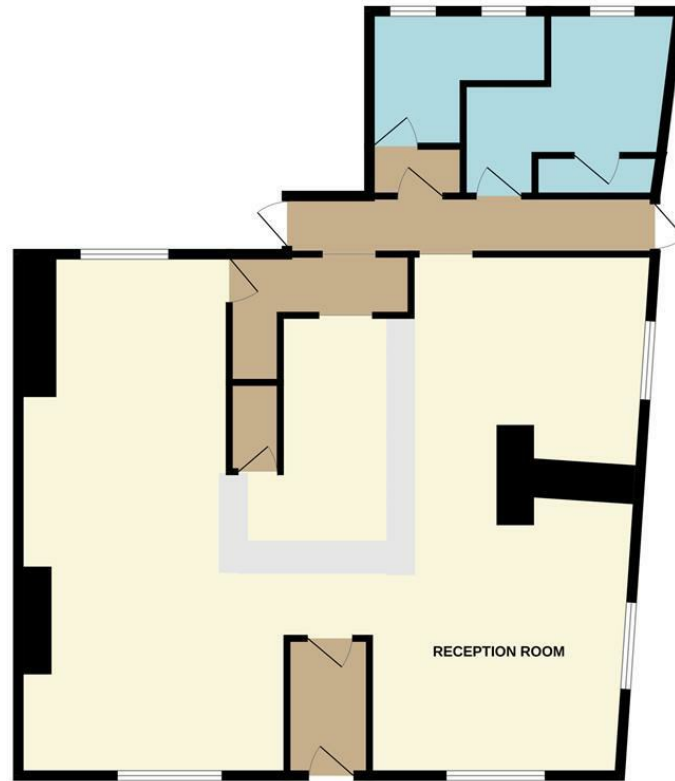
We would recommend any prospective buyer to confirm these details with their legal representative.



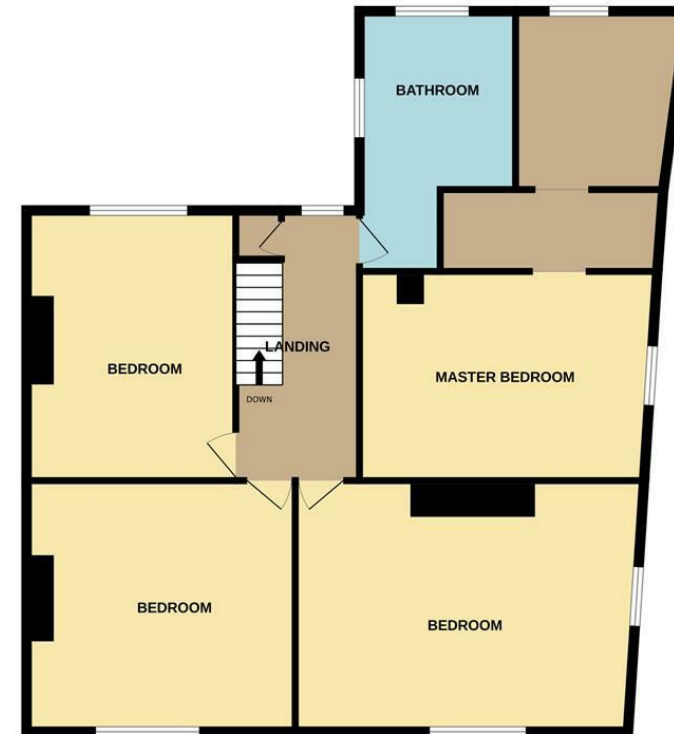




GROUND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 2384 sq.ft. (221.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

