



*jordan*fishwick

241 BLAKELOW ROAD MACCLESFIELD SK11 7EH  
£399,950



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**\*\* NO ONWARD CHAIN \*\*** Enjoying a superb SEMI-RURAL location on one of Macclesfield's most favoured residential roads, close to Puss Bank School, open countryside and local convenience stores as well as Macclesfield town centre and excellent transport links. Although the property is in need of a full refurbishment this is an ideal opportunity for those looking to invest and "put their own stamp" on the property. The property has an elevated setting and in brief comprises; entrance hallway, study, dual aspect living/dining room, kitchen, downstairs WC and large storage cupboard. To the first floor there are three double bedrooms, bathroom, separate WC and storage space to the eaves. A driveway to the front provides off road parking. The well established gardens offer an array of attractive plants, flowers and shrubs bordering well maintained lawns. Mature trees to the rear provide a high degree of privacy.

**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, passing over the canal. Turn right onto Buxton Old Road and take the first right onto Blakelow Road where the property will be found on the left hand side on the corner of Stoneyfold Lane.

**Entrance Hallway**  
Stairs to the first floor. Radiator.

**Study**  
6'0 x 5'6  
Double glazed window to the front aspect. Radiator.

**Dual Aspect Living/Dining Room**  
19'8 x 12'1 max  
Bright and airy living room with double glazed windows to the front, rear and side aspects. Two radiators.

**Breakfast Kitchen**  
12'7 x 12'1  
Fitted with a range of base and wall mounted units. Stainless steel sink unit with mixer tap and two drainers. Space for a cooker and additional appliances. Double glazed window to the rear aspect. Space for a small table and chairs.

**Inner Hallway**  
Door to the garage, downstairs WC, storage cupboard and garden.

**Downstairs WC**  
High level WC. Double glazed window to the side aspect.

**Store Room**  
Large walk in storage cupboard.

**Stairs To The First Floor**  
Double glazed window to the front aspect.

**Bedroom One**  
15'5 x 10'0  
Double bedroom with double glazed window to the rear and side aspect. Large built in cupboard. Two radiators.

**Bedroom Two**  
10'0 x 10'7 to wardrobe front  
Double bedroom with double glazed window to the rear aspect. Fitted wardrobes with sliding doors. Access to the loft space. Radiator.

**Bedroom Three**  
Double bedroom with double glazed window to the rear aspect. Radiator.

**Bathroom**  
8'7 x 7'8  
Panelled bath with shower attachment over and pedestal wash hand basin. Radiator. Double glazed window to the front aspect.

**Seperate WC**  
Low level WC. Double glazed window to the side aspect.

**Eaves Store**  
10'6 x 4'3  
Large storage space to the eaves.

**Outside**

**Driveway And Front Garden**  
The property is set back behind a lawned garden with a driveway to the side.

**Integral Garage**  
18'0 x 10'0 max  
Up and over door. Tap. Double glazed window to the side aspect. Wall mounted boiler.

**Garden**  
The well established garden offers an array of attractive plants, flowers and shrubs bordering a well maintained lawn. Mature trees to the rear provide a high degree of privacy.

**Tenure**  
The vendor has advised us that the property is Freehold.  
The vendor has also advised us that the property is council tax band E.  
We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		