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# 106 Craig Road, Macclesfield, Cheshire, SK11 7YH

A beautifully appointed two bedroom (originally three) semi detached family home of generous proportions in a sought after and popular residential location within walking distance of local schools, shops and excellent public transport. Having been extended and refurbished by the current owners, this stunning home has been transformed into a quite splendid and highly distinguished family home. In brief the property comprises; entrance porch and living room with feature living flame gas fire. The dining kitchen is the real hub of the home having been extended with a range of modern units and ample space for a dining table and chairs with Bi-folding doors to the garden. An inner hallway allows access to the study, stylish downstairs shower room and utility area. To the first floor are two excellent size bedrooms and a modern bathroom. Gas central heating via a "Worcester" boiler and double glazed windows are installed. To the front is an Indian stone driveway providing off road parking and leads to the garage/store. To the rear is a pleasant Westerly facing fenced and enclosed garden with a large patio ideal for "Al Fresco" dining and entertaining both family and friends. Raised flower beds border a delightful lawned garden.

## £295,000

### 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

Leaving Macclesfield along Park Lane (passing Macclesfield College on your left hand side) turn left at the traffic lights onto Congleton Road (passing The Flower Pot Public House). Turn left onto Moss Lane and take the next left again onto Craig Road where the property will be found on the left.

#### GROUND FLOOR

##### Entrance Porch

5'6" x 2'8"

Access via a composite front door. Tiled floor.

##### Living Room

14'7" max including stairs x 15'10"

A pleasant living room decorated in neutral colours featuring a living flame gas fire. Double glazed window to the front aspect. Recessed ceiling spotlights. Two cast iron radiators.

##### Open Plan Dining Kitchen

##### Kitchen

8'1" x 14'6"

Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated dishwasher and fridge with matching cupboard fronts. Space for a range cooker with extractor hood over. Laminate floor. Recessed ceiling spotlights. Open plan to the dining and family area.

##### Dining Room

11'8" x 14'0"

Ample space for a dining table and chairs. Two large Velux windows and Bi-folding doors to the garden. Laminate floor. Recessed ceiling spotlights. Cast iron radiator.

##### Utility Room

8'6" x 6'9"

Fitted with base and wall units. Inset single drainer stainless steel sink unit with mixer tap and drainer. Recess for a washing machine and tumble dryer. Oak floor. Double glazed window and door to the rear aspect. Radiator.

##### Study Area

8'0" x 6'9"

Large Velux window. Attractive Oak floor.

### Downstairs Shower Room

Stylish shower room comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled floor. Velux window. Recessed ceiling spotlights. Chrome ladder style radiator.

### FIRST FLOOR

#### Landing

Access to the loft space via a pull down ladder. (The vendor has advised us that the loft is boarded and fitted with a Worcester boiler).

#### Bedroom One

14'2" max x 14'7" max

Spacious double bedroom with two double glazed windows to the front aspect. Over stairs storage cupboard. Radiator.

#### Bedroom Two

10'1" x 8'4"

Double bedroom with double glazed window to the rear aspect. Laminate floor. Radiator.

#### Bathroom

Fitted with a stylish white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled floor. Part tiled walls. Double glazed obscured window to the rear aspect. recessed ceiling spotlights. Chrome ladder style radiator.

### OUTSIDE

#### Driveway

To the front is an Indian stone driveway providing off road parking and leads to the garage/store.

#### Garage/Store

11'4" x 6'8"

Electric roller door. Power and lighting.

#### Westerly Facing Rear Garden

To the rear is a pleasant fenced and enclosed garden with a large patio ideal for "Al Fresco" dining and entertaining both family and friends. Raised flower beds border a delightful lawned garden.

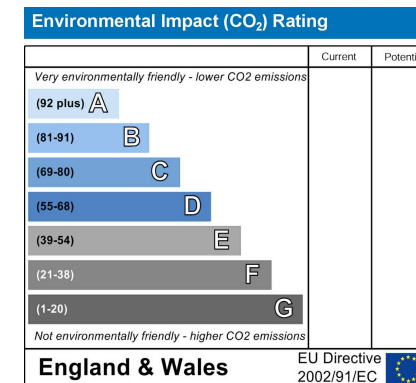
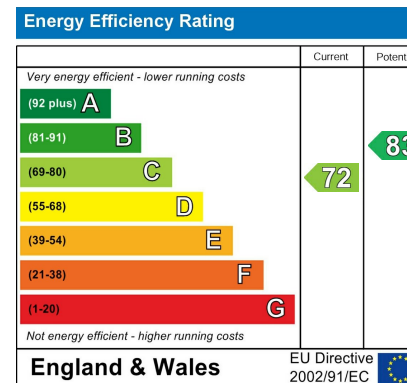
### TENURE

The vendor has advised that the property is Freehold and that the council tax band is C.

We would advise any perspective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





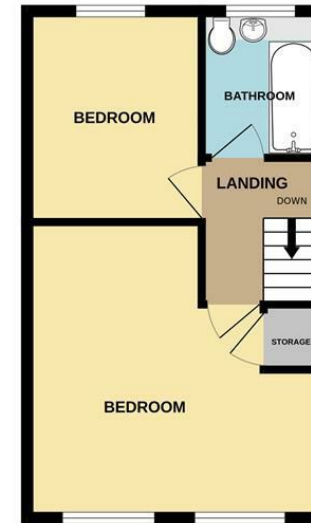




GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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