



112 Gawsworth Road, Macclesfield, SK11 8UQ

**** NO ONWARD CHAIN **** Long established as a favourable and sought after location, Gawsworth Road is a prime residential area given its abundance of established individual properties with convenience to local shops at Broken Cross, primary and secondary schools. The property is warmed by gas central heating via a Worcester boiler and with some cosmetic improvements will provide an excellent home for a growing family. In brief the property comprises; entrance hall, living room, dining room, conservatory and kitchen with door opening to the garden. The staircase leads up to the first floor landing with doors off to the three bedrooms and bathroom. Outside, the property is set behind a lawned front garden with a block paved driveway providing off road parking. A pathway with gated access leads down the side of the property giving access to the Westerly facing rear garden, comprising of a large paved patio area and steps leading down to a lawned garden with timber panel fencing and hedging to the perimeter providing a good degree of privacy. An early viewing is essential.

£340,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Gawsworth Road has always proved to be one of Macclesfield's more favoured locations, situated to the West side of the town centre and being within a short stroll of open countryside, giving a real semi-rural feel to the position, something that is further enhanced by the delightful rear garden with fields beyond. 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 Chester Road, continue to the Broken Cross roundabout at the junction with Chelford Road and take the 1st exit left onto Gawsworth Road. The property will be found on the right hand side just after a left turning to Earlsway.

Entrance Hallway

Stairs to the first floor. Laminate floor. Radiator.

Living Room

12'7 x 11'0

Featuring a double glazed bay window to the front aspect. Decorative fireplace. Picture rail. Radiator. Square arch through to the dining room.

Dining Room

12'2 x 10'0

Ample space for a dining table and chairs. Ceiling coving. Two radiators. Double glazed French doors to the conservatory.

Conservatory

10'0 x 10'0

Double glazed windows and French doors to the garden. Radiator.

Kitchen

14'10 max x 12'3 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Worcester boiler within cupboard. Five ring Bosch hob with Bosch extractor hood over. Built in double oven. Space for a fridge freezer

and washing machine. Small understairs storage cupboard. Double glazed window and door to the rear aspect.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

Bedroom One

12'0 x 10'0

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

Bedroom Two

10'6 x 9'1

Double bedroom fitted with a range of floor to ceiling wardrobes with mirror fronted sliding doors. Double glazed window to the front aspect. Radiator.

Bedroom Three

7'2 x 5'10

Single bedroom with double glazed window to the front aspect.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

The property is set back behind a lawned front garden with a block paved driveway to the side providing off road parking. A panelled gate gives access to the private rear garden.

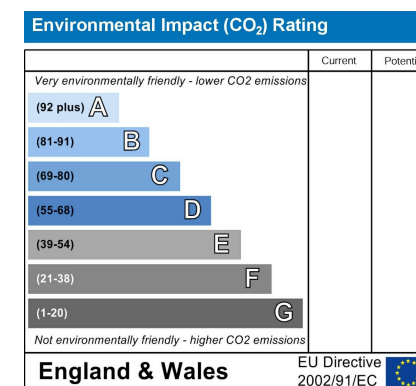
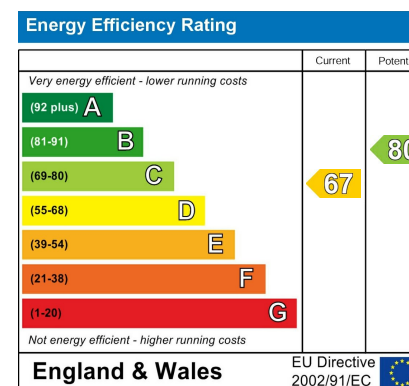
Westerly Facing Garden

The Westerly facing rear garden, comprising of a large paved patio area and steps leading down to a lawned garden with timber panel fencing and hedging to the perimeter providing a good degree of privacy.

Tenure

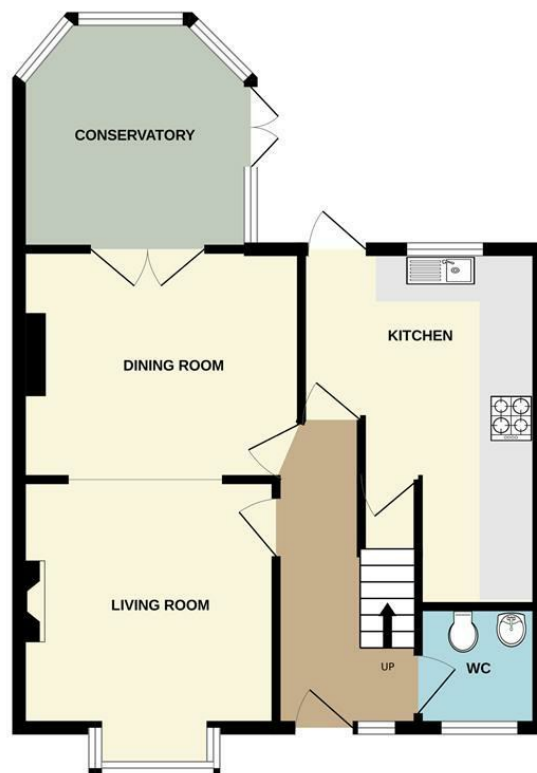
The vendor has advised that the property is Freehold and that the council tax band is C.

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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