



23 Haldene Road, Macclesfield, SK11 8WE

Nestled within a quiet cul-de-sac and enjoying a favourable position in this select development, this stylish four-bedroom detached family home is located in one of Macclesfield's most desirable areas, close to West Park, Macclesfield General Hospital, and just a short distance from the town centre with excellent public transport links. The accommodation is presented to a high standard and briefly comprises: an entrance vestibule with stairs to the first floor, a spacious bay-fronted living room, an open-plan family/dining kitchen, a utility room, and a downstairs WC. On the first floor, there are four double bedrooms (the master with an en-suite shower room) and a family bathroom. Externally, a block-paved driveway at the front provides off-road parking for two vehicles, while a path leads down the side of the property to a courtesy gate, which opens to a delightful fenced and enclosed garden featuring an Indian stone patio area, ideal for relaxing and overlooking a lawned garden.

£500,000

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 town centre along Chester Road, passing the Fire Station on the left hand side. At the roundabout take the first exit onto Haldene Road. Follow the road around to the right where the property will be found on the left hand side.

Entrance Vestibule

Accessed via a composite front door. Staircase to the first floor. Laminate floor. Radiator.

Living Room

17'10 x 12'8

Elegantly presented living room with double glazed bay window to the front aspect. Large under stairs storage cupboard. Radiator.

Open Plan Dining Kitchen

Dining Area

11'5 x 11'0

Double glazed French doors to the garden. Laminate floor. Recessed ceiling spotlights. Radiator.

Kitchen

13'0 x 9'6

Fitted with a range of base units featuring quartz work surfaces, complemented by matching wall-mounted cupboards. Underhung, one-and-a-quarter bowl stainless steel sink unit with a mixer tap. Neff induction hob with Neff extractor hood above. Built-in Neff oven with a warming drawer below and Neff microwave oven above. Integrated fridge/freezer and dishwasher, all with matching cupboard fronts. Recessed ceiling spotlights. Laminate flooring. Double glazed window to the rear aspect.

Utility Room

7'7 x 5'4

Fitted with matching base unit with quartz work surfaces over wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Space for a washing machine and tumble dryer. Tiled floor. Double glazed door to the garden.

Downstairs WC

Push button low level and wash hand basin. Tiled floor. Double glazed window to the side aspect. Recessed ceiling spotlight. Radiator.

Stairs To The First Floor

Access to the loft space.

Master Bedroom

14'8 x 12'8 max

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

En-Suite Shower Room

Fitted with a white suite comprising; large shower cubicle, push button low level WC with concealed cistern and wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Double glazed window to the front aspect. Chrome ladder style radiator.

Bedroom Two

14'3 x 10'3

Double bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

Bedroom Three

12'2 x 10'3

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

Bedroom Four

14'5 x 8'6

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

Family Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower attachment, separate shower cubicle, push button low level WC with concealed cistern and wash hand basin. Part tiled walls and tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Chrome ladder style radiator.

Outside

Driveway

A block paved driveway to the front provides off road parking with a lawned garden to the side. A courtesy gate allows access to the garden.

Garage

Electric roller door.

Private Garden

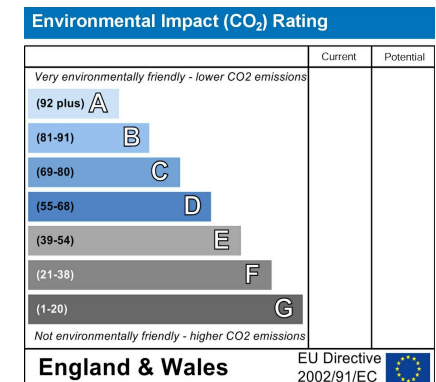
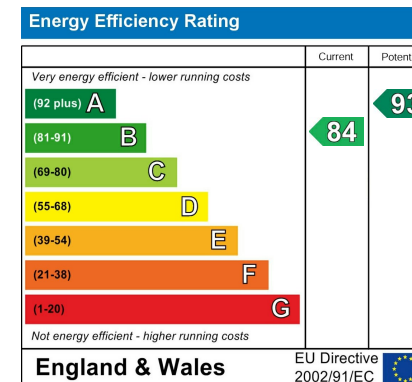
The private rear garden is laid mainly to lawn with a large paved patio and timber panel fencing to the boundaries. A courtesy gate to the side of the property allows access to the front.

Tenure

The vendor has advised that the property is Freehold.

We also believe that the council tax band is F.

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

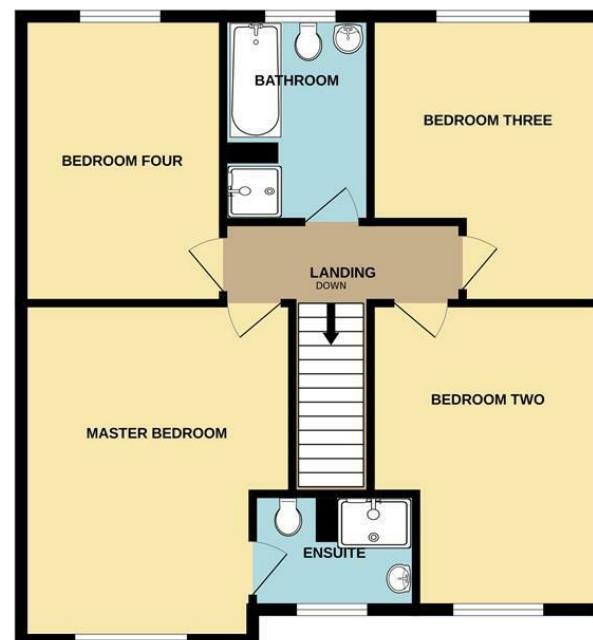




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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

