



64 Craig Road, Macclesfield, SK11 7XN

A beautifully presented three bedroom semi detached family home of generous proportions, set in a sought after residential area within walking distance of local schools, shops, and excellent public transport links. Extended and refurbished by the current owners, this impressive property has been thoughtfully transformed into a beautiful family home. The accommodation in brief comprises; an entrance hall, living room featuring a contemporary glass fronted fire and bespoke built in cupboards with shelving above. The extended dining kitchen forms the heart of the home offering a range of modern units and ample space for a dining table and chairs with French doors opening onto the garden. To the first floor are two double bedrooms, a single bedroom, and a family bathroom. Externally, a driveway to the front provides off road parking and extends down the side of the property. To the rear there is a pleasant, enclosed garden with fencing and hedging to the perimeter. mainly laid to lawn with a spacious stone patio ideal for al fresco dining and entertaining with raised flower beds to the borders.

£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 hand side.

Hallway

Laminate floor. Stairs to the first floor. Radiator.

Living Room

15'5 x 14'6 max

Decorated in neutral colours featuring a contemporary glass fronted fire and bespoke built in cupboards with shelving above. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Open Plan Dining Kitchen

17'0 x 14'6

Kitchen

14'6 x 9'0

Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel circular sink unit with mixer tap and circular draining board. Integrated dishwasher and fridge/freezer all with matching cupboard fronts. Space for a washing machine. Tiled floor. Recessed ceiling spotlights. Open plan to the dining area.

Dining Area

13'3 x 8'4

Versatile reception room with feature log burning stove. Double glazed French doors to the garden. Tiled floor. Recessed ceiling spotlights. Radiator.

Stairs To The First Floor

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

Bedroom One

14'3 x 8'1

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

Bedroom Two

10'0 x 8'1

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

Bedroom Three

7'2 x 6'1

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

Bathroom

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

Outside

Driveway

A driveway to the front provides off road parking and extends down the side of the property.

Garden

To the rear there is a pleasant, enclosed garden with fencing and hedging to the perimeter. mainly laid to lawn with a spacious stone patio ideal for al fresco dining and entertaining with raised flowers beds to the borders.

Tenure

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

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

Anti Money Laundering - Note

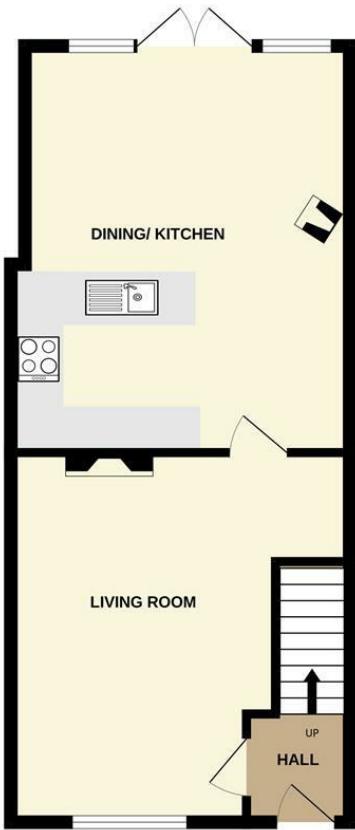
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

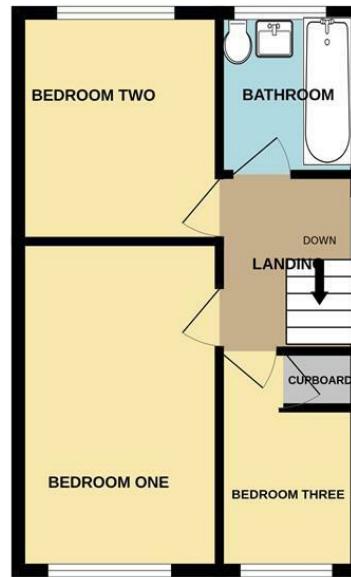
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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