



31 Kenilworth Road, Macclesfield, SK11 8PE

£275,000

- Set within a popular residential area, this attractive split-level home offers versatile accommodation arranged over three levels.
- The lower ground floor provides further flexibility, with two well-proportioned bedrooms.
- Overall, this freehold property offers adaptable living space, generous proportions, and appealing outdoor areas, all within a popular residential setting.
- The main living space is positioned on the upper level, where a bright and spacious lounge opens onto a balcony.
- Outside, the rear garden is of a good size and designed for ease of maintenance.

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Set within a popular residential area, this attractive split-level home offers versatile accommodation arranged over three levels, making it well suited to modern family life. Generous room proportions, plenty of natural light, and flexible living spaces are complemented by elevated views and a private rear garden.

The property is set back from the road behind a lawned frontage with mature hedging and a driveway providing off-road parking, creating a welcoming first impression. On entering, the hallway provides useful storage and access to the integral garage, the main living areas, and the lower-level accommodation, highlighting the home's practical and well-planned layout.

The main living space is positioned on the upper level, where a bright and spacious lounge opens onto a balcony, enjoying elevated views across the surrounding landscape. An open fire adds warmth and character, making this an inviting space for both relaxing and entertaining. The kitchen sits adjacent to the lounge and is fitted with a range of units, with a window overlooking the rear garden.



Council Tax Band: D



Dining Lounge

19'9" x 12'

A generous and well-proportioned main reception room offering ample space for both dining and seating areas. The room enjoys good natural light and provides access out to the terrace, making it ideal for entertaining and everyday family living.

Kitchen

12'12" x 5'8"

A functional kitchen fitted with a range of units and work surfaces, with space for appliances and a window overlooking the rear garden.

Bathroom

5'9" x 6'11"

Fitted with a jacuzzi-style bath with shower over, wash hand basin, and WC, finished with tiled walls and flooring.

Landing Areas

Two connecting landings measuring 1.45m x 2.17m (4'9" x 7'1") and 1.36m x 2.69m (4'6" x 8'10"), providing access between the main living accommodation, lower ground floor, and garage.

Garage

9'3" x 15'12"

An integral garage offering secure parking or additional storage.

Store Room

7'1" x 4'8"

A useful storage space located adjacent to the garage.

Terrace

9'11" x 8'2"

Accessed from the dining lounge, providing an elevated outdoor seating area with pleasant views.

Lower Ground Floor

Bedroom One

9'10" x 11'12"

A well-sized double bedroom positioned to the rear of the property, overlooking the garden.

Bedroom Two

9'6" x 11'11"

Another comfortable double bedroom, also enjoying a rear aspect.

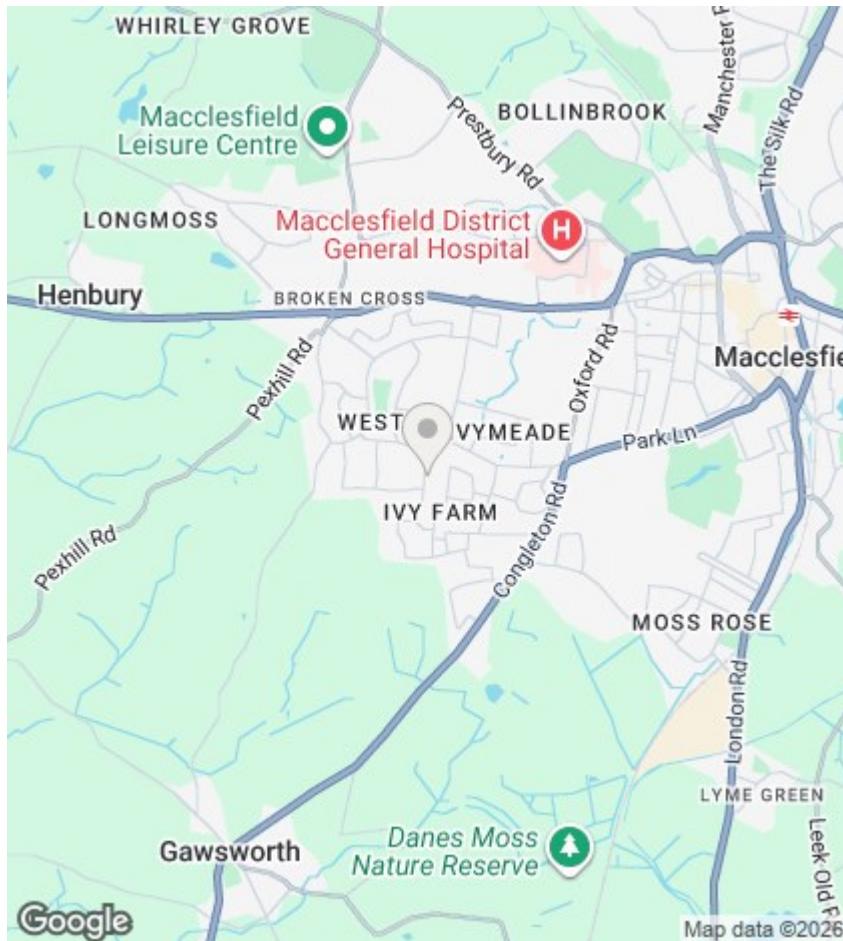
Study

8'5" x 8'

A versatile room ideal for home working, hobbies, or occasional guest use.

Sunroom

Accessed from the study, this light-filled space provides an additional reception area with views over and access to the rear garden.



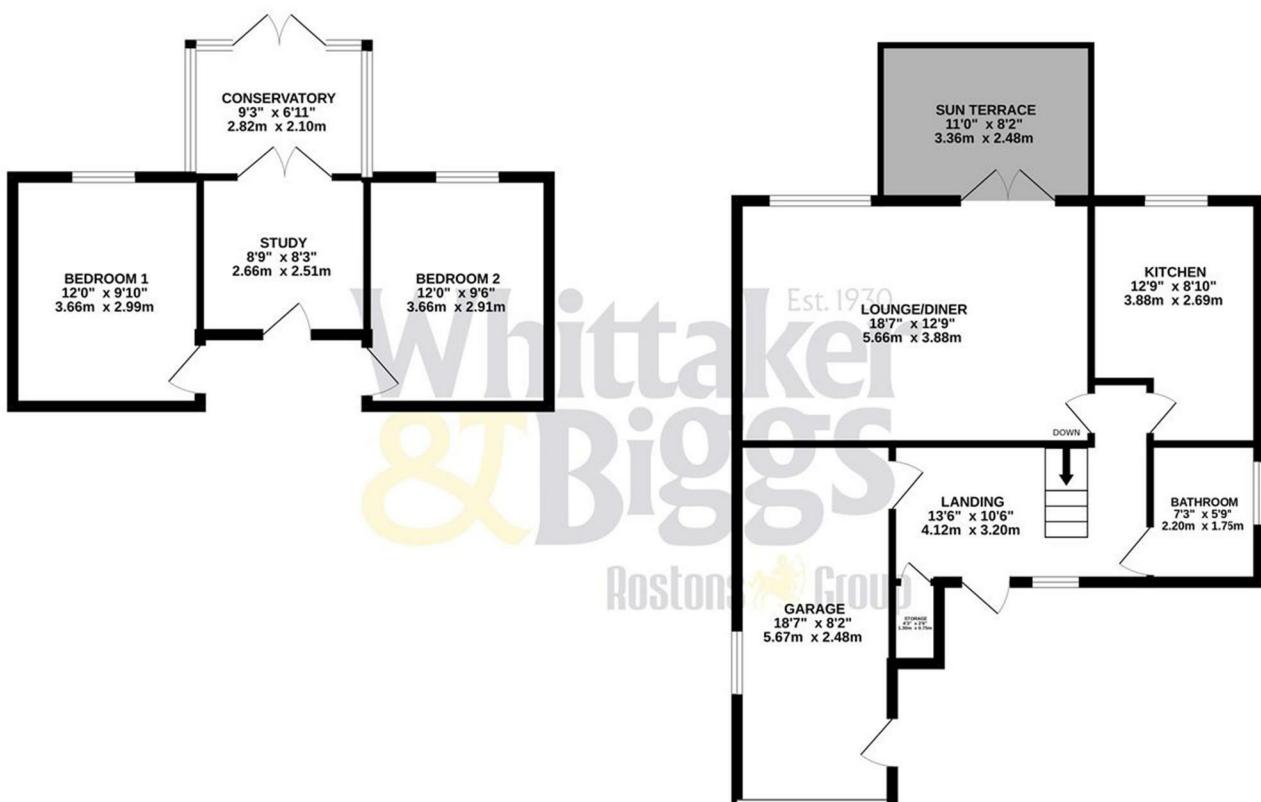
Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

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	



TOTAL FLOOR AREA: 1017.26 ft² (94.50 m²) approx