HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

52 Craig Road, Macclesfield, SK11 7XN

52, Craig Road, Macclesfield, Cheshire SK11 7XN

A three-bedroom semi-detached property offering good-sized accommodation, ideally situated on Craig Road, close to a range of local amenities. Macclesfield town centre is also within easy reach, being just a short drive or brisk walk away.

The accommodation briefly comprises; an entrance vestibule, lounge, dining kitchen and conservatory to the ground floor. To the first floor, there are three well-proportioned bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a front garden and driveway, providing ample off-road parking. To the rear is a fully enclosed garden, comprising a lawned area together with decked and flagged seating spaces, ideal for outdoor entertaining and relaxation. The garden also features a useful summer house, which benefits from both power and lighting.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane, turning left at the Flower Pot and turning into Congleton Road (A536). Take the second turning on the left into Moss Lane and the third left into Craig Road. The property can be found on the left-hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
uPVC front door. Meter cupboard.

Lounge
15'10 x 14'8 max
Feature fireplace. Ceiling cornice. Ceiling rose. Dado rail. Wall light points. Understairs storage cupboard. Handrail and spindle balustrade to the staircase. uPVC double glazed windows to the bay. Two column style radiators.

Dining Kitchen
14"8 x 8'1
One and a half bowl composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring electric hob with extractor hood over. Space for free-standing fridge/freezer. Plumbing for washing machine. Space for a tumble dryer. Understairs cupboard with shelving. Partially tiled walls. uPVC double glazed windows. Double panelled radiator.

Conservatory
11'2 x 9'8
uPVC double glazed windows. Tiled flooring. uPVC door opening at the side. uPVC double doors opening onto the rear garden. Electric storage heater.

First Floor

Landing
Handrail and spindle balustrade to the staircase. Dado rail. Ceiling cornice. uPVC double glazed window.

Bedroom One
14'3 x 8'3
Ceiling cornice. Dado rail. uPVC double glazed window. Single panelled radiator.

Bedroom Two
10'1 x 8'3
Ceiling cornice. Dado rail. uPVC double glazed window. Double panelled radiator.

Bedroom Three
10'1 x 6'1 max
Airing cupboard housing the Worcester Bosch combination boiler. Ceiling cornice. Dado rail. uPVC double glazed window. Double panelled radiator.

Shower Room
The white suite comprises waterproof panelled corner cubicle with thermostatic rainfall shower and additional shower attachment over and a combined washbasin and W.C vanity unit with storage. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Ouitside

Gardens
The garden to the front is gravelled for low maintenance with a tarmacadam driveway providing ample off-road parking. The fully enclosed garden to the rear incorporates a stone-flagged patio, a raised wooden deck and a lawned area with raised beds. Included within the sale is a timber summer house with both power and light and a timber garden shed.

Tenure
Freehold.

£229,950

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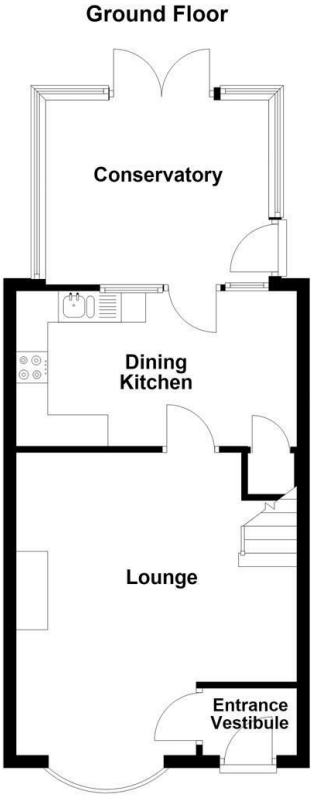

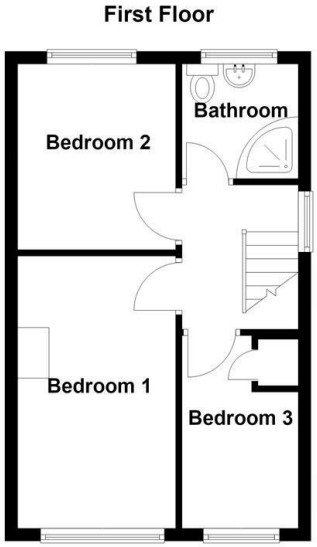

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