



*jordan*fishwick



# 8 Sandgate Road, Macclesfield, Cheshire, SK10 2PR

**\*\* BEAUTIFULLY PRESENTED \*\* NO ONWARD CHAIN \*\*** Situated within a popular and well established residential area of Macclesfield, this impressive two double bedroom home enjoys a quiet set back position on Sandgate Road and offers stylish, spacious, and immaculately presented accommodation throughout. Lovingly enhanced by the current owners, the property has undergone a number of improvements during their ownership, including the installation of a stunning contemporary kitchen and a beautifully re-fitted bathroom. In brief, the accommodation comprises entrance hallway, bright and airy dual aspect living room and a generously proportioned L-shaped dining kitchen with access onto the landscaped rear garden. To the first floor are two well-proportioned double bedrooms both with fitted cupboards and a stylish family bathroom fitted with a modern white suite. Externally, the front garden has been designed for low maintenance featuring a gravelled frontage and a pathway leading to the entrance door. To the rear, the garden has been thoughtfully landscaped and enclosed with timber panel fencing offering a wonderful outdoor space to enjoy. A large flagged patio area leads to tiered levels incorporating an artificial lawn, attractive flower beds and gated rear access.

## £240,000

### 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 in an Easterly direction along Hurdsfield Road, continue along for approximately one mile and turn left onto Hulley Road. Follow the road and after passing Hurdsfield Primary School, turn right onto Reglan Road then take the first left onto Sandgate Road. Follow the pedestrian walkway on the right and the property can be found on the left hand side

#### Entrance Hallway

Front door opening to a pleasant hallway with stairs leading to the first floor landing. LVT floor. Recessed ceiling spotlights. Radiator. Door open to the living room and kitchen.

#### Dual Aspect Living Room

Elegantly presented dual aspect living room with feature living flame gas fire. Double glazed window to the front and rear aspect. LVT floor. Radiator.

#### Open Plan L-Shape Dining Kitchen

##### Kitchen Area

9'3 x 8'4

A stylish kitchen fitted with a comprehensive range of base units with work surfaces over and matching wall mounted units. Inset stainless steel sink unit with mixer tap and drainer to the side. Four ring gas hob with concealed extractor hood over and oven below. Furnished with a washing machine, dishwasher and fridge/freezer. Breakfast bar with stool recess. LVT floor. Recessed ceiling spotlights. Double glazed window and door to the rear aspect.

##### Dining Area

15'2 x 7'5

Ample space for a dining table and chairs. Understairs storage cupboard. LVT floor. Double glazed window to the rear aspect. Contemporary radiator.

### Stairs To The First Floor

Double glazed window to the rear aspect. Built in airing cupboard housing a Vaillant boiler. Radiator. (The vendor advised that the loft is fully boarded with lights and plug sockets, a pull down loft hatch with ladder).

### Bedroom One

13'7 x 9'5

Double bedroom recently fitted with a range of built in handle less ,soft close cupboards and drawers with further under eaves storage. Double glazed window to the front and rear aspect. Radiator.

### Bedroom Two

13'7 x 9'0

Double bedroom fitted with a range of bespoke Jamie Robins Interiors built in wardrobes featuring soft close cupboards and drawers. Double glazed window to the front and rear aspect. Radiator.

### Re-Fitted Bathroom

Fitted with a stylish white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed frosted window to the front aspect.

### Outside

#### Front And Rear Garden

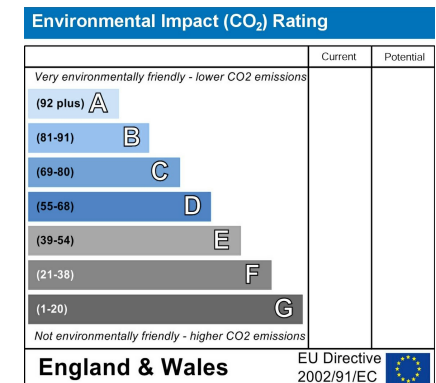
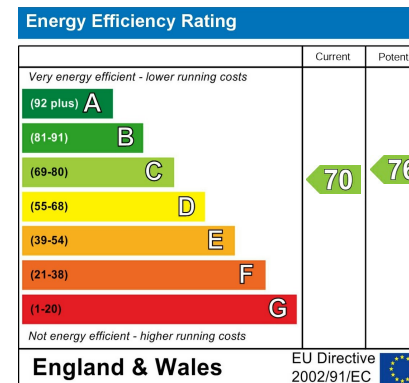
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### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is B. We would advise any prospective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

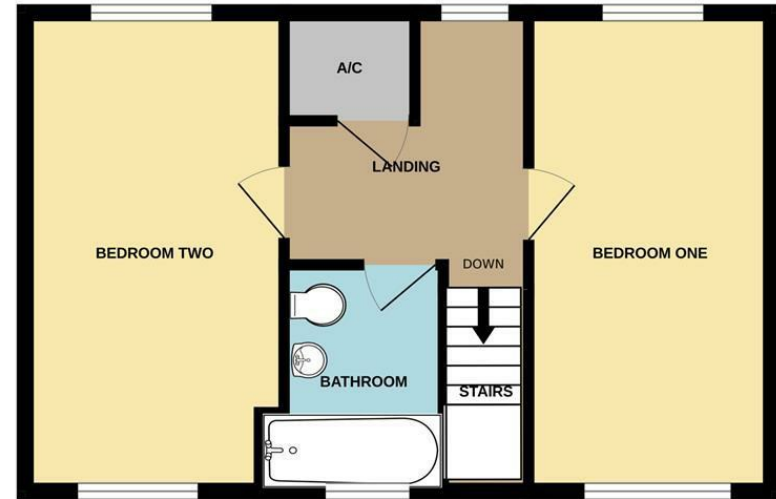




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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