



**11 Grasmere, Macclesfield, SK11 8PL**

**Guide price £300,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

GUIDE PRICE - £300,000 - £325,000

Offering a substantial footprint, flexible layout, and outstanding potential, this property is an ideal match for investors, renovators, or families wishing to design and create their dream home in a sought-after residential location.

### Denise White Estate Agents Comments

Set within a popular residential area, this spacious four-bedroom detached home occupies a generous plot with mature front and rear gardens, off-road parking, and an integral garage. In need of full modernisation throughout, the property presents an excellent opportunity for those seeking a large and versatile family home with the scope to update, reconfigure, and create a truly bespoke living space.

The accommodation begins with an entrance porch leading into the hallway, where you will find a well-proportioned kitchen, a useful downstairs WC, and internal access to the integral garage. To the rear, two generous reception rooms enjoy views over the garden through large windows that fill the space with natural light. The dining area features sliding doors opening directly onto the private rear garden, making it an ideal layout for both family living and entertaining.

Upstairs hosts four bedrooms: two large double bedrooms situated at the rear of the property overlooking the garden, and two comfortable single bedrooms positioned to the front with a pleasant outlook. All four bedrooms are served by a centrally located family bathroom.

The property enjoys a sizeable and relatively private plot, with a mature hedgerow screening the front garden and pathways allowing gated access to the rear from either side of the home. The generous garden space offers superb potential for landscaping, extensions (subject to planning), or simply creating a beautiful outdoor retreat.

### Location

Macclesfield combines historic charm and modern conveniences: old-brick mills, Georgian townhouses and Victorian terraces sit alongside contemporary shops and facilities.

The town centre sits on elevated ground with views over the Cheshire Plain and easy access to rolling countryside. The core of town has a good mix of independent shops, cafés, and high-street brands within the Grosvenor shopping centre - offering

everyday essentials as well as opportunity to discover unique boutiques and artisan stores.

For food & socialising there are plenty of cafés, bakeries, pubs and restaurants to choose from – from casual coffee spots to more full-on evening meals or drinks.

The town supports a range of schooling options (independent and state, primary and secondary), making it practical for families.

Recreational amenities, green spaces and leisure options are also accessible – you're not just limited to urban living despite being central.

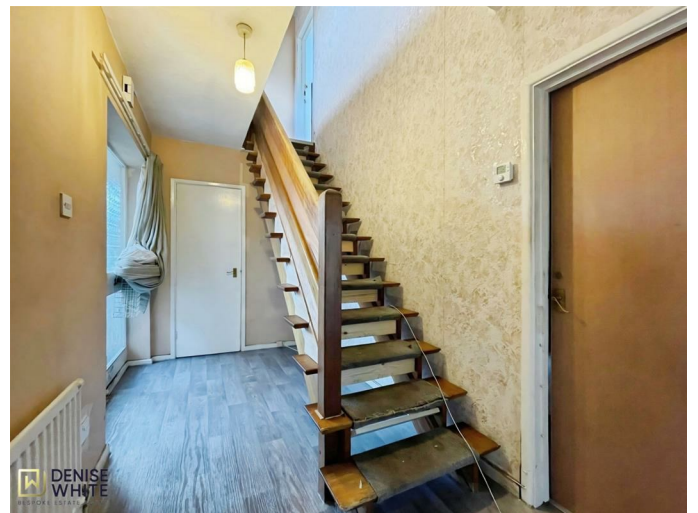
A Highlight of the town is the Treacle Market. The Treacle Market is one of Macclesfield's major local events – held on the last Sunday of every month. The market spreads across the historic cobbled streets of the town's Marketplace giving a lovely, old-town atmosphere.

### Entrance porch

Tiled flooring. UPVC double glazed windows to front and side aspect. Door to the side aspect.

### Entrance Hall

12'8"×6'2" (3.87×1.88)



Vinyl flooring. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light. Access into:

–



## WC

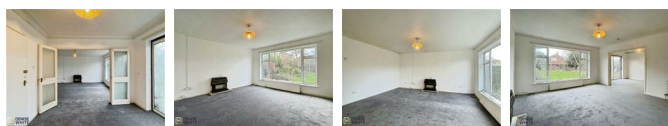
2'5"×6'2" (0.75×1.89)



Tiled flooring. Low-level WC. Wash hand basin. Obscured UPVC double glazed window to the front aspect. Ceiling light.

## Living Room

14'4" x 15'4" (4.38 x 4.68)



Fitted carpet. Two wall mounted radiators. Gas fire. UPVC double glazed window to the rear aspect. Coving. Ceiling light. Access into: –

## Dining Room

11'1" x 10'4" (3.38 x 3.16)



Fitted carpet. Wall mounted radiator. Sliding doors to the rear aspect. Coving. Ceiling light. Access into: –

## Kitchen

11'1" max x 10'11" max (3.39 max x 3.33 max)



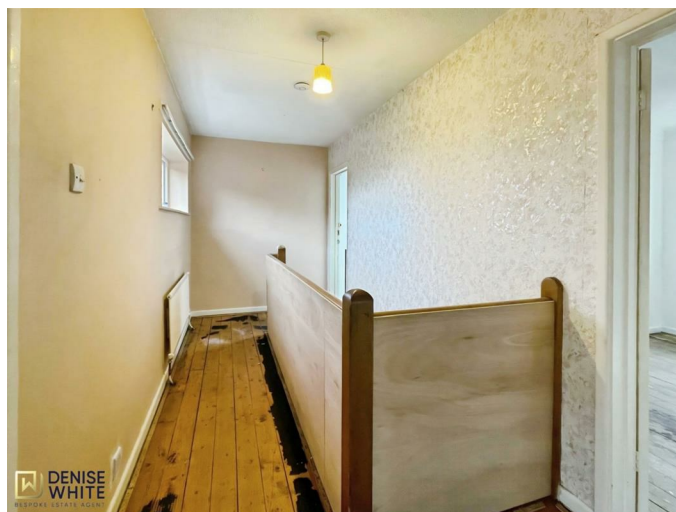
Vinyl flooring. Wall mounted combination boiler. UPVC double glazed window to the side aspect. Door to the side aspect. A range of wall and base units with laminate worktops above. Stainless steel sink and drainer unit with mixer tap above. Electric oven with hob and extractor fan above. Integrated dishwasher. Ceiling light. Wall mounted radiator.

## Integral Garage

11'0"×16'6" (3.37×5.03)

Doors to the front aspect. Power and lighting. Obscured UPVC double glazed window to the side aspect. Access into entrance hall.

## First Floor Landing



Wooden flooring. Wall mounted radiator. Obscured wooden window to the side aspect. Ceiling light.

### Bedroom Three

8'2" x 10'11" (2.50 x 3.33)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to front aspect. Ceiling light.

### Bedroom Four

10'9" x 7'11" (3.30 x 2.42)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Ceiling light.

### Bedroom One

14'4" x 15'5" (4.37 x 4.70)



Wooden flooring. Wall mounted radiator. Wooden window to the rear aspect. Ceiling light.

### Bedroom Two

11'1" x 9'10" 216'6" (3.39 x 3.66)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Loft access

### Bathroom

7'9" x 7'4" (2.38 x 2.24)



Vinyl flooring. Low-level WC. Pedestal wash handbasin. Fitted bath with shower attachment. Large storage cupboard housing wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light.

### Outside



### Agents Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band



### Leasehold Details

Lease - 999 years from 29th September 1967. 941 years remaining. We believe the ground rent to be £7 payable every 6 months to Urbanpoint Property Mgmt

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in

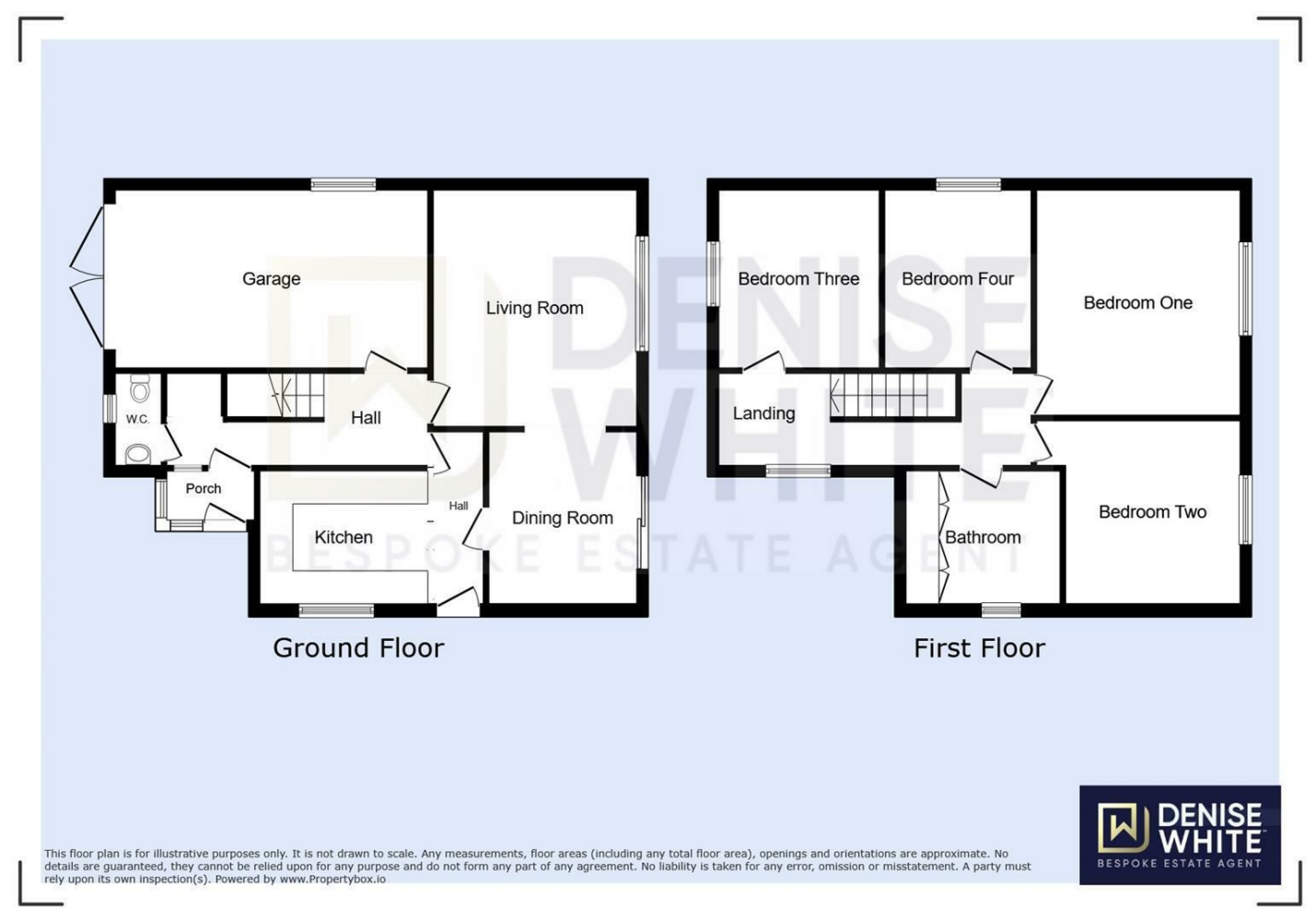
Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

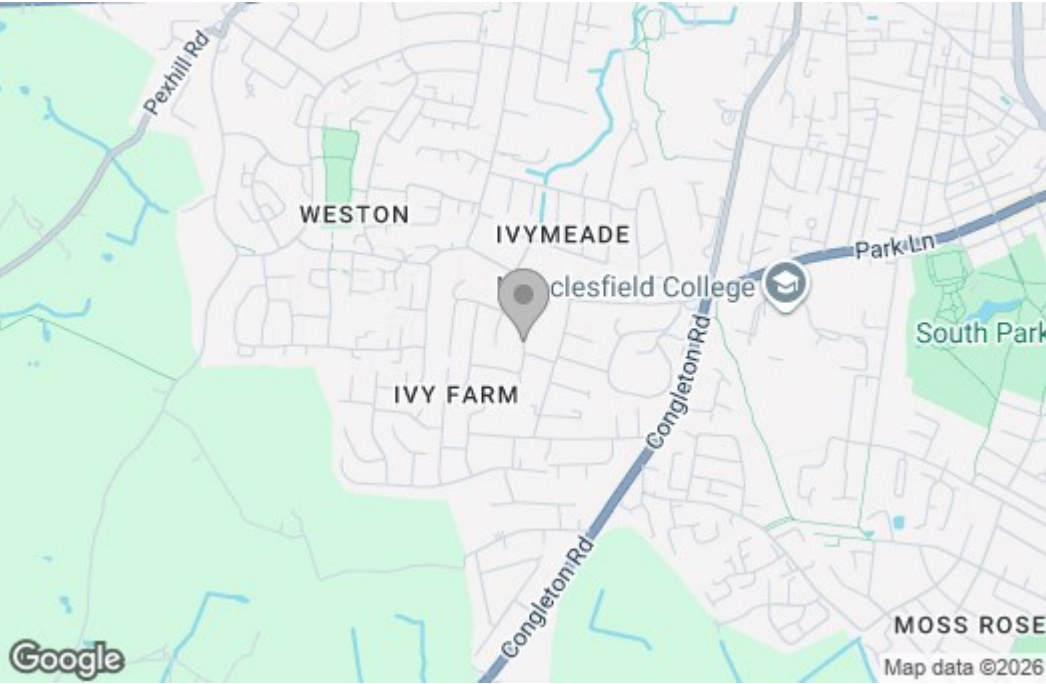
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

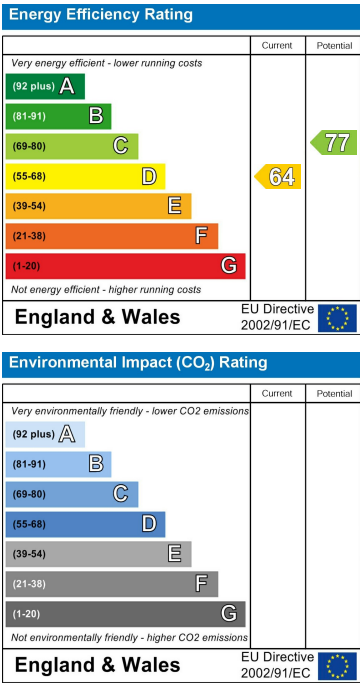
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.