

73 Gawsworth Road, Macclesfield SK11 8UF

Guide Price

£250,000







FOR SALE BY AUCTION on the 10th December 2026, A deceptively spacious semi detached family home, with a delightful larger than average rear garden and ample parking, the property needs finishing of, but it occupies an excellent position close to the open countryside.

Quote Ref: JP0881 - Gawsworth Road is situated in a highly sought after part of Macclesfield, lying to the north west of the town, yet the countryside is within easy walking distance and comprises a pleasant mixture of varying styles of houses.

This particular property, we understand from our client, was constructed in the 1950's to a conventional style and design of brick walls surmounted by a pitched tiled roof and the property offers an excellent overall sized plot. The front there is a driveway which provides ample off road parking and special mention must be made of the rear garden which is an excellent size and is mainly laid to lawn with a flagged patio and is fully enclosed.

Internally the accommodation is well laid out and has the added benefit of gas fired central heating and uPVC double glazing. There is an impressive through lounge over 20ft in length, which features an attractive gas fire with a surround. The kitchen has been started however this requires finishing of. There is a storage room but this is ripe to be converted into another reception room and also there is the potential to extend the property subject to the usual planning permissions. To the first floor there are three good size bedrooms, two being doubles and the third is a spacious single and the bathroom features a four piece suite including a separate shower cubicle.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

For sale by public auction on the 10th December 2026 at 6.30pm, it will be held Adam Partridge Auctioneers at The Cheshire Saleroom, Withyfold Drive, Macclesfield, Cheshire, SK10 2BD. We also offer remote bidding via internet, telephone or proxy meaning that you can bid from the comfort of your own home. Pre-registration is required, please call the auction team on to register to bid remotely.





Vendors solicitors - Thorneycrofts Solicitors - FAO - Gregory Bradford - gregorybradford@thorneycrofts.co.uk, 0330 058 0118, Thorneycroft Solicitors, 6 King Edward Street, Macclesfield, SK10 1AB

Common Auction Conditions - This property is sold subject to our Common Auction Conditions (a copy is available on request).

Buyers Administration Fee - A buyers administration fee of 2.5% plus VAT subject to a minimum of £2,500 plus VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date. It will be payable to Adam Partridge Auctioneers.

Legal Pack - Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details are above. Remember that you buy subject to all documentation and terms of contract whether or not you have read them

Viewings - To view this lot, please contact James Parsons - 01260 643 593

Bidding - Please contact our auction department direct on for further information or email

Addendum - Check the latest addendum at for any alterations or changes to the catalogue

Completion - 28 days from the 10th December 2026.

Guide Price - An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction

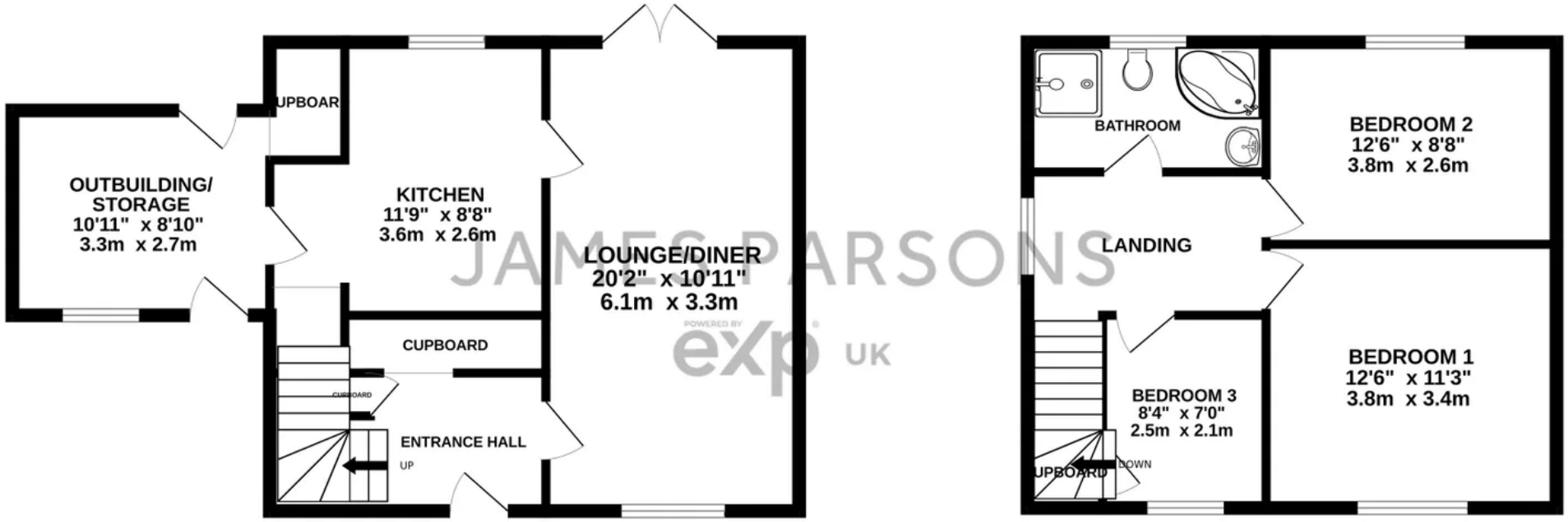
Reserve - The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction

Proof of Identity - To comply with Money Laundering Regulations, on acceptance of an offer for purchase the buyer will be required to provide identification and there will be a fee of £30 per person.

COUNCIL TAX BAND 'TBC' TENURE - We understand from the vendor that the property is FREEHOLD

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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