Whittaker & Biggs
Est. 1930
Rostons Group









54 Knowsley Road, Macclesfield, Cheshire, SK11 8AP

Asking Price £540,000

- A Spacious five bedroom detached family home
- To the first floor there are four bedrooms with the master affording an en-suite shower room.
- To the ground floor there is an Office, lounge, open plan dining kitchen, family room, shower room and utility
- Externally, there are lawned gardens to the front and rear, patio area, off road parking, garage space and additional store

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54 Knowsley Road, Macclesfield SK11 8AP

Whittaker and Biggs are proud to offer for sale this spacious, corner plot detached family home situated in a sought-after residential area of Macclefield. The property is located within easy reach of the town center shopping facilities, popular schooling and recreational spaces. The property offers flexible living accommodation to suit a wide audience particularly those seeking accommodation for a dependent relative or teenage space plus home working.

To the ground floor there is an office, lounge, open plan dining kitchen, ground floor shower room, family room, storage and utility. To the first floor there are four bedrooms with the master affording an en-suite shower room.

Externally, there are lawned gardens to both front and rear, patio area, ample off-road parking to the front which extends to the remainder of the garage space/additional store. This well-presented family home offers a fantastic opportunity for those looking for spacious and versatile accommodation in a prime location. Viewing is highly recommended!

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Council Tax Band: E







Entrance
Double glazed door through to the entrance hall.

Entrance Hall
Radiator, stairs to the first floor landing

Office
9'9" x 8'7"
Double glazed window, radiator

Living room
24'6" x 11'1"
Large formal lounge with a double glazed window to front, feature burner with a tiled back panel, double doors and single door through to the open plan dining area and kitchen.

Kitchen / Diner
30'6" x 24'5"
A large open plan dining kitchen with a double glazed window and doors leading out to the rear garden. Dining area with a vertical radiator, space for a family dining table. Kitchen area fitted with modern comprehensive range of wall, base and drawer units, granite worksurfaces, stainless steel sink unit with a mixer tap over, electric oven, gas hob, extractor, integrated dishwasher, space for an American style fridge freezer, vertical radiator, door to inner hall having a useful pantry and access to the ground floor wet room.

Family Room
11'0" x 8'1"
Double glazed doors and two vertical radiators.

Wet Room
Fully tiled wet room having a mains shower and shower room, back to the wall vanity furniture incorporating a WC and wash hand basin, heated towel rail.

Utility room
7'4" x 7'6"
Base level storage unit, single drainer sink unit, plumbing point for a washing machine, space for a tumble dryer, radiator, door through to the boot room and remainder of what was the original garage, providing additional storage space

First Floor Landing
Access to the loft space

Bedroom 1
13'1" x 8'4"
Double glazed window, built in wardrobe, radiator.

En-suite Shower Room
Shower cubicle, mains shower, WC and wash hand basin, tiled walls, heated towel rail, double glazed window.

Bedroom 2
11'2" x 9'3"
Double glazed window, radiator

Dressing Room
9'1" x 9'5"
Double glazed window, radiator, doorway to bedroom 3.

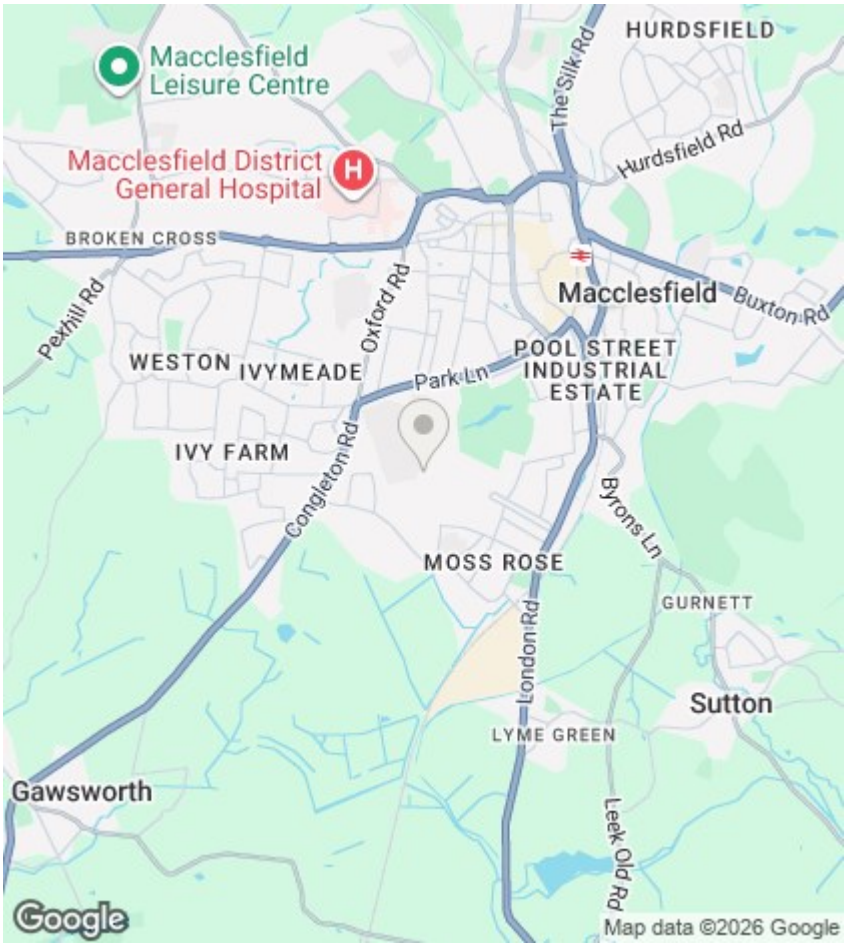
Bedroom 3
13'6" x 7'7"
Double glazed window, radiator.

Bedroom 4
10'11" x 8'4"
Double glazed window, radiator.

Bathroom
Panel bath, mains shower, shower screen, WC and vanity wash hand basin, heated towel rail, fully tiled walls, double glazed window.

Externally
To front there is a lawned garden with stocked borders and a block paved driveway providing ample off road parking. To rear, there is a large patio and storage shed.

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Directions

From this office turn right opposite the railway station onto Sunderland Street. Proceed through the traffic lights and take the first exit at the mini roundabout onto Park Lane. At the traffic lights turn left into Ryles Park Road. Bear round to the right into Western Avenue then first turning left into Knowsley Road.

Viewings

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

EPC Rating:

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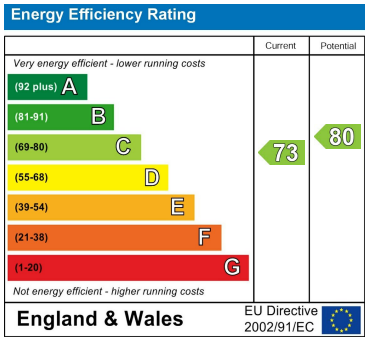
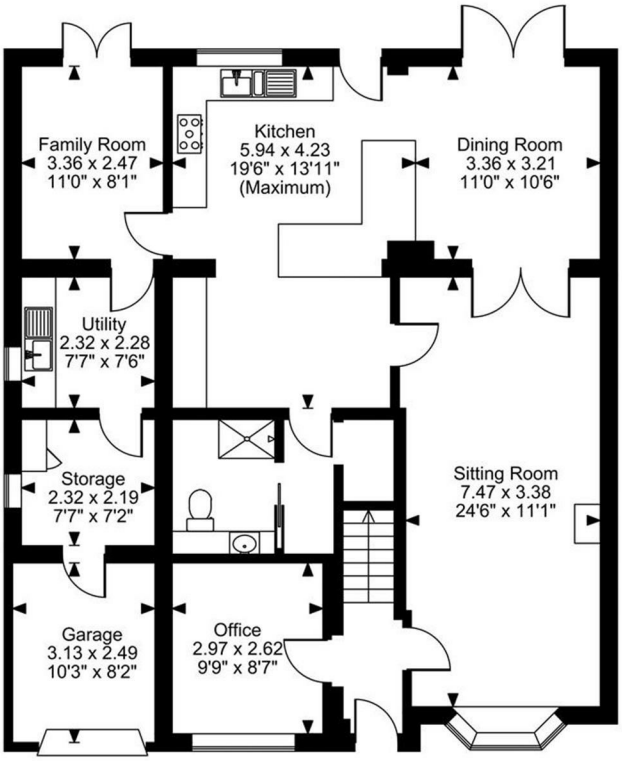
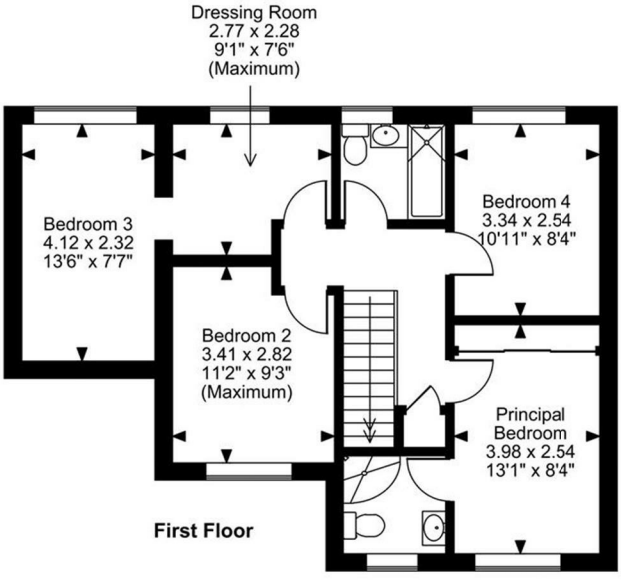


Knowsley Road, Macclesfield
Approximate Gross Internal Area
Main House = 1796 Sq Ft/167 Sq M
Garage = 83 Sq Ft/8 Sq M
Total = 1879 Sq Ft/175 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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