



53 CROMPTON ROAD MACCLESFIELD SK11 8DS

This stylish three bedroom town house is conveniently located within walking distance of the town centre and its excellent public transport links. Forming part of a select and desirable development, this superb family home is beautifully appointed throughout. In brief the property comprises; entrance hall, downstairs WC, fitted dining kitchen with appliances and a study/kids playroom. To the first floor is a living room, bedroom and a modern bathroom. Whilst to the second floor there are two double bedrooms and a shower room.

Small garden to rear and a tandem driveway provides off road parking for two vehicles.

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 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

Leave Macclesfield along Park Lane, continue through traffic lights at junction with Bond Street, then take the third turning on the right into Crompton Road. The property will be found at the corner of Parr Street and Crompton Road.

Entrance Hallway

16'0" long

Downstairs WC

12'2" x 12'2"

Study

12'2" x 6'0"

Stairs to First Floor Landing

Lounge

12'2" x 12'2"

Bedroom Three

12'2" max x 9'0" max

Bathroom

Stairs to Second Floor Landing

Bedroom One

12'2" x 12'2"

Bedroom Two

12'2" max x 10'7" max

Shower Room

Outside

Driveway For Two Vehicles

Rear Courtyard

TENURE

The vendor has advised that the property is Leasehold and that the council tax band is C.

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	