

FREEHOLD



House - Terraced

186 CROMPTON ROAD, MACCLESFIELD, SK11 8EH

Offers in excess of

£320,000

FEATURES

- Beautifully refurbished four-bedroom period home
- Arranged across three spacious floors
- Stunning open-plan kitchen/dining space
- Generous rear garden with patio areas
- Walking distance to Macclesfield town centre
- Chain free



ACOBAS

4 Bedroom House - Terraced located in Macclesfield

Having undergone a comprehensive refurbishment programme, this attractive property now offers stylish and contemporary accommodation extending to approximately 1,201 sq ft, making it an ideal purchase for first-time buyers, growing families or investors seeking a turnkey home.

Upon entering the property, you are welcomed via an entrance hallway which leads through to a generous living room positioned to the front of the home. This bright and inviting reception space offers excellent proportions and retains a warm feel whilst benefiting from the fresh modern finish seen throughout the property.

To the rear of the ground floor is undoubtedly one of the home's standout features — a stunning open-plan kitchen/dining space which has been thoughtfully redesigned for modern living. The contemporary fitted kitchen offers a range of sleek wall and base units, quality work surfaces, integrated appliances and a substantial central island with breakfast seating, creating an excellent space for both day-to-day living and entertaining. The open layout allows for flexible dining space whilst maintaining a bright and sociable feel.

The first floor hosts a spacious principal bedroom spanning the full width of the property, alongside a further well-proportioned double bedroom over looking the rear garden.

Occupying the second floor is two additional large double bedrooms, complemented by a modern family bathroom finished with modern marble-effect tiling and contemporary fittings.

Externally, the property benefits from a generous rear garden with patio seating

areas and mature planting, offering excellent outdoor space rarely found with properties of this style and location.

This is a superb opportunity to acquire a beautifully modernised home that successfully blends character with contemporary living.

Location

Crompton Road is conveniently positioned within easy reach of Macclesfield town centre, offering a wide range of shops, restaurants, bars and everyday amenities. The property is also well located for Macclesfield railway station, providing direct links to Manchester and London, alongside excellent road connectivity and access to surrounding Cheshire countryside.



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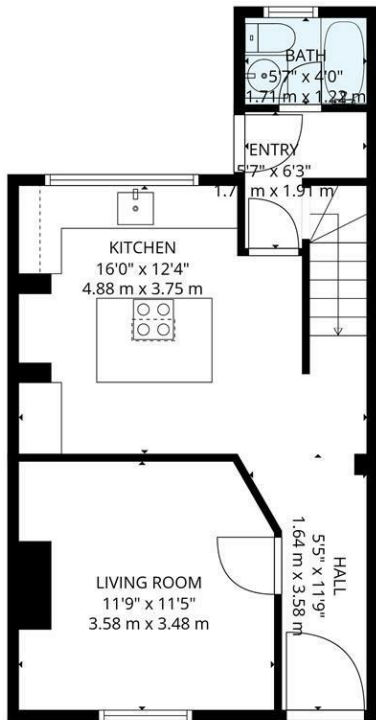
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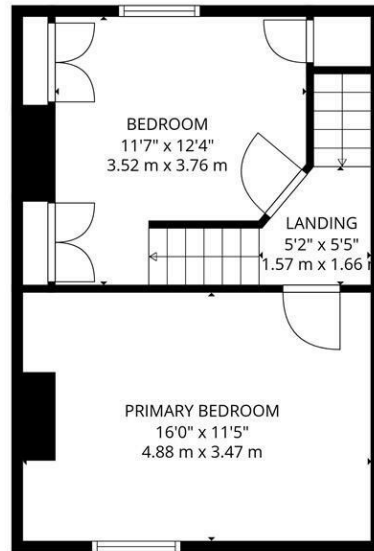
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Council Tax Band

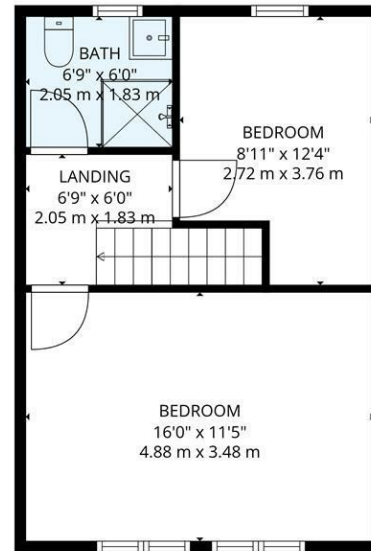
B



1st floor



2nd floor



3rd floor

TOTAL: 1201 sq. ft, 112 m2

1st floor: 429 sq. ft, 40 m2, 2nd floor: 386 sq. ft, 36 m2, 3rd floor: 386 sq. ft, 36 m2

EXCLUDED AREAS: WALLS: 131 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

