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26 BEDFORD ROAD MACCLESFIELD SK11 8JQ

£370,000

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**** STYLISHLY PRESENTED THROUGHOUT **** This traditional bay fronted three bedroom semi detached home is situated in a highly sought after residential location, conveniently close to local shops, reputable schools and excellent transport links. The beautifully designed interior is tastefully finished and thoughtfully retains many original character features. This particular home was constructed circa 1930s to attractive bay fronted elevations and has been the subject of an impressive programme of modernisation and in brief comprises; a welcoming entrance hallway, living room featuring a gas log burning stove and an impressive open-plan dining kitchen. To the first floor are three well-proportioned bedrooms and a luxurious family bathroom. Externally, the property benefits from off road parking to the front, while to the rear lies a low maintenance garden featuring two decked patio areas perfect for al fresco dining and entertaining along with an artificial lawn. This is a superbly presented family home offering generous accommodation and stylish living throughout. An internal viewing is highly recommended to fully appreciate everything this delightful property has to offer.

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 is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. 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

From our office turn right onto Sunderland Street and continue straight across the traffic lights with Park Green onto Park Street. At the roundabout at the top bear left on to Park Lane and continue across the Bond Street lights. Take the fourth turning on the right onto Cambridge Road and follow the road to the end. Turn right onto Bedford Road, where the property will be found on the left hand side.

Covered Porch

Entrance Hallway
Elegantly presented hallway with stairs leading to the first floor landing. Under stairs storage cupboard. Laminate floor. Double glazed doors to the side aspect. Radiator.

Living Room

132 x 120
Decorated in neutral colours and featuring a gas log burning stove. Double glazed bay window to the front aspect fitted with plantation shutters. Picture rails. Ceiling coving. Radiator.

Open Plan Dining Kitchen

174 x 144 max

Dining Area

144 x 112
Spacious dining room with double glazed French doors to the rear garden. Laminate floor. Recessed ceiling spotlights. Radiator.

Kitchen

125 x 6'5
A contemporary kitchen is fitted with a range of stylish base units with quartz worktops and matching wall mounted cupboards. Underhung stainless steel sink with mixer tap. Four ring electric hob with a modern extractor hood above and oven below. Integrated dishwasher with matching cupboard front. Space for a washing machine and fridge/freezer. Laminate floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. A breakfast bar with matching quartz worktop and stool recess separates the kitchen and dining area.

Stairs To The First Floor

Double glazed window to the side aspect.

Bedroom One

14'2 x 9'0 to wardrobe front
Double bedroom with double glazed bay window to the front aspect and fitted with plantation shutters. Built in wardrobes. Ceiling coving. Radiator.

Bedroom Two

12'8 x 9'8
Double bedroom with double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Three

7'5 x 6'3
Single bedroom with feature double glazed window to the front aspect and fitted with plantation shutters. Recessed ceiling spotlights. Radiator.

Luxury Bathroom

Luxurious family bathroom comprising; tiled panelled bath, separate walk in shower with rainfall shower head, push button low level WC and vanity wash hand basin. Extractor fan. Part tiled walls. Recessed ceiling lighting. Heated towel radiator.

Outside

Driveway

The block paved driveway to the front provides off road parking. Gated access to the side leads to the private rear garden.

Private Garden

From the dining area, doors open onto a decked patio with steps down to an artificial lawn and a second decked seating area beyond, perfect for outdoor dining and entertaining. The garden is fully fenced and enclosed with a courtesy gate to the side.

Tenure

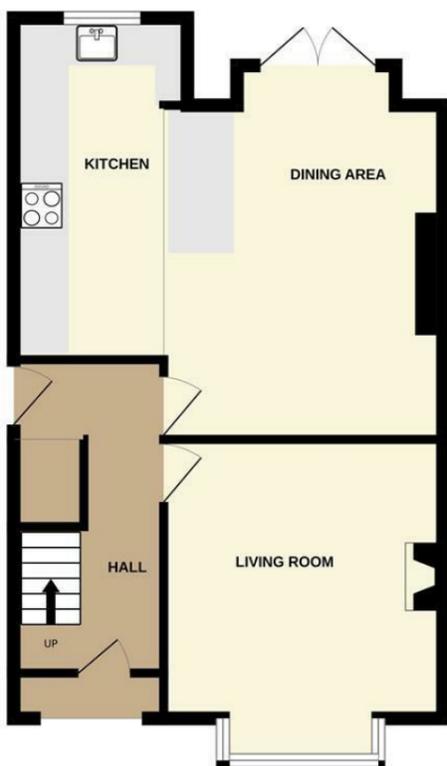
We are advised by the vendor that the property is Freehold and that the council tax is band D. We would advise any prospective buyer to confirm these details with their legal representative.

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.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplan ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	