



# 27 Grange Road, Macclesfield, SK11 8AU

**\*\* NO ONWARD CHAIN \*\*** A two bedroom property ideally located within easy walking distance of Macclesfield College, the town centre and excellent transport links. South Park is just a short stroll away offering a range of leisure activities and making the location particularly well suited to family life. This charming property underwent a substantial generational renovation by the current owners to modernise it upon their purchase in 2018 and has had further significant upgrades to the structure of the building, including a complete new roof in the years since, including 2025. Viewing of the property is therefore strongly recommended to appreciate its condition. The accommodation in brief comprises; an entrance hallway, sitting room, living room, breakfast area with access to the garden, kitchen and a downstairs WC. To the first floor are two well-proportioned bedrooms and a stylish bathroom fitted with a contemporary white suite. The property is set back behind a front garden, while to the rear there is a pleasant and low maintenance private courtyard garden ideal for "Al Fresco" dining and entertaining both family and friends.

## £279,950

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

### 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

Leaving Macclesfield along Park Lane, take the fourth turning on the left onto Poplar Road and the next right onto Grange Road where the property can be found on the right hand side.

### Entrance Hallway

Stairs to first floor landing. Understairs storage cupboard. Radiator.

### Dining Room

11'0 x 9'0

Versatile room with double glazed window to the front aspect. Radiator. Double doors to the living room.

### Living Room

13'2 x 10'0

Decorated in neutral colours. Ceiling rose. Ceiling coving. Radiator.

### Breakfast Area

7'5 x 4'8

Double glazed window and door to the garden. Radiator.

### Kitchen

18'3 x 4'8

Fitted with a range of base units with works surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Double glazed window to the rear aspect. Door to the garden.

### Downstairs WC

Push button low level WC. Chrome ladder style radiator.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

12'0 x 11'0

Double bedroom with feature fireplace. Built in storage cupboard. Double glazed window to the front aspect. Radiator.

### Bedroom Two

13'0 x 8'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; free standing roll top claw foot bath, separate shower enclosure with mixer shower, low level WC and vanity wash hand basin. Tiled floor. Double glazed window to rear aspect. Chrome ladder style radiator.

### Outside

### Garden

To the rear there is a pleasant and low maintenance private courtyard garden ideal for "Al Fresco" dining and entertaining both family and friends. Useful brick built outbuilding housing a Vaillant boiler. Fenced and enclosed with a courtesy gate to the rear.

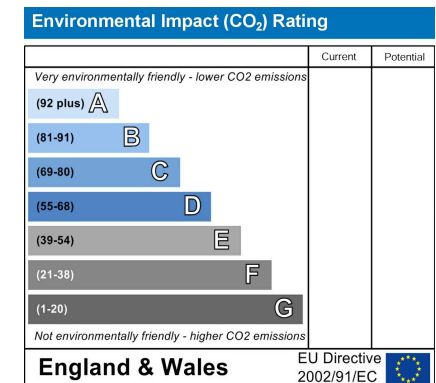
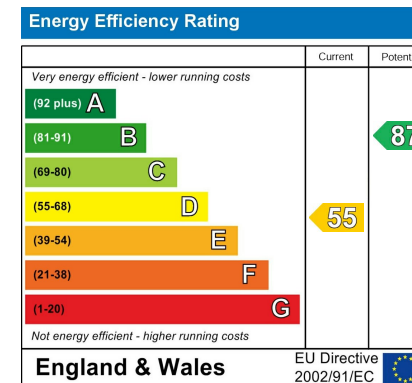
### Tenure

The vendor has advised us that the property is Freehold and that the council tax is band B.

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.  
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