



jordan fishwick

jordan fishwick

41 HULLEY ROAD MACCLESFIELD SK10 2LW

£277,500

41 HULLEY ROAD MACCLESFIELD SK10 2LW

Beautifully appointed family home offers excellent accommodation of generous proportions and is located within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Having been carefully refurbished, the interior design is light and airy with the present owners having given careful consideration to its detail to provide a perfect balance for the new owners. In brief the property comprises; porch, entrance hallway, elegantly presented dual aspect living room and stylish breakfast kitchen. To the first floor are two well proportioned bedrooms and a family bathroom fitted with a modern white suite and separate walk in shower. Externally, the property is set back behind a gravelled driveway and lawned garden to the side. The Westerly facing rear garden is generously sized and features a paved patio area ideal for outdoor seating and relaxation. Steps lead up to a well maintained lawn with further steps rising to an additional lawned area. The garden is enclosed by timber-panel fencing and mature hedging while established trees beyond the boundaries provide an excellent degree of privacy.

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

Travelling North on The Silk Road (A523) and passing Arghi Bianchis on the right hand side, turn right at the next roundabout onto Hurdfield Road (B5470). Continuing along, Hulley Road can be found on the left hand side (approx 10th turning). Continue down Hulley Road where the property will be found on the left hand side.

Porch

Tiled floor.

Entrance Hallway

Opening to a pleasant hallway with stairs leading to the first floor landing and fitted with a glass balustrade. Laminate floor. Radiator. Door open to the living room and dining kitchen.

Dual Aspect Living Room

16'4 x 10'6
Elegantly presented dual aspect living room with double glazed window to the front and French doors opening to the garden. Ceiling coving. Radiator.

L Shape Dining Kitchen

16'4 x 15'8 max

Dining Area

11'7 x 7'2
Space for a table and chairs. Understairs storage cupboard. Tiled floor. Double glazed window to the rear aspect. Radiator.

Kitchen

16'4 x 8'6
A stylish kitchen fitted with a comprehensive range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood over. Space for a washing machine, tumble dryer and American style fridge/freezer. Breakfast bar with stool recess. Tiled floor. Recessed ceiling spotlights. Double glazed window and door to the rear aspect.

Stairs To The First Floor Landing

Double glazed window to the rear aspect. Built in airing cupboard housing the boiler. Access to the loft space. Radiator.

Bedroom One

13'7 x 9'4
Double bedroom with a double glazed window to the front aspect. Radiator.

Bedroom Two

10'7 x 9'7
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three

11'5 x 6'7
Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

Modern Family Bathroom

Fitted with a modern white suite comprising; tiled panelled bath, separate walk in shower, push button low level W.C and vanity wash hand basin. Part tiled walls and tiled floor. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

The property is set back behind a well maintained front lawn, with a gravel driveway to the side. A courtesy gate provides convenient access to the rear garden.

Westerly Facing Garden

The Westerly facing rear garden is generously sized and features a paved patio area ideal for outdoor seating and relaxation. Steps lead up to a well maintained lawn with further steps rising to an additional lawned area. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. The garden is enclosed by timber-panel fencing and mature hedging while established trees beyond the boundaries provide an excellent degree of privacy. A courtesy gate provides access to the front.

Tenure

The vendor has advised that the property is Freehold. The vendor has also advised that the council tax band is 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.



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

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	