HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

332 Buxton Road, Macclesfield, SK11 7ES

332, Buxton Road, Macclesfield, Cheshire SK11 7ES

A three-bedroom semi-detached property occupying a convenient position on Buxton Road, within close proximity to local schools, including a primary school, whilst also being just a short distance from Macclesfield town centre and railway station.

Offering excellent potential for a purchaser to modernise and tailor the property to their own requirements, this well-proportioned home provides an ideal blank canvas for those looking to create a property suited to their individual tastes and needs.

The accommodation briefly comprises an entrance hall, ground floor WC, bay-fronted lounge, dining room, kitchen and utility room. To the first floor are three well-proportioned bedrooms, a wet room and separate WC, with a loft space above with Velux windows. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a well-maintained lawned garden, whilst to the rear is a courtyard-style garden. In addition, there is a dedicated parking space to the rear, accessed via Monsall Close.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed from our office towards the railway station turning left onto Sunderland Street. Proceed under the railway bridge onto Buxton Road. Continue beyond Cranford Avenue where the property can be found on the right handside.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset. Understairs storage cupboard. Laminate flooring. Double panelled radiator.

W.C.
Low suite W.C. Washbasin with tiled splashback. uPVC double glazed window.

Lounge
13'6 x 12'10
Picture rail. Built-in cupboard. Laminate flooring. uPVC double glazed bay window. uPVC French doors opening onto the rear garden. Double panelled radiator.

Dining Room
12'10 x 9'4
Cast iron stove set within a recessed fieplace with surround and mantel. Picture rail. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Kitchen
9'8 x 9'4
Single drainer one and a half bowl composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for free-standing fridge/freezer. Recessed spotlighting. uPVC double glazed window.

Utility
Plumbing for washing machine. Space for tumble dryer. Wall-mounted combination boiler. Floor to ceiling uPVC double glazed window. Tiled flooring.

First Floor

Landing
Steps up to the loft space. uPVC double glazed window.

Bedroom One
13'7 x 12'1
Feature cast iron fireplace. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two
10'8 x 9'5
Feature cast iron fireplace. Picture rail. uPVC double glazed window. Double panelled radiator.

Bedroom Three
7'3 x 10'4 reducing to 9'5
Built-in cupboard. Picture rail. uPVC double glazed window. Double panelled radiator.

W.C.
Low suite W.C. Washbasin with vanity storage below. Recessed spotlighting. Extractor fan.

Wet Room
Fully tiled wet room with thermostatic rainfall shower and additional shower attachment. Recessed spotlighting. uPVC double glazed window.

Loft Space
13'8 x 11'1
Eaves storage. Velux window.

Outside

Gardens
The property is set back behind a good size lawned garden. To the rear the fully enclosed garden is flagged for ease of maintenance with steps leading up to a single parking space with vehicular access from Monsall Close.

Tenure
Freehold.

£325,000

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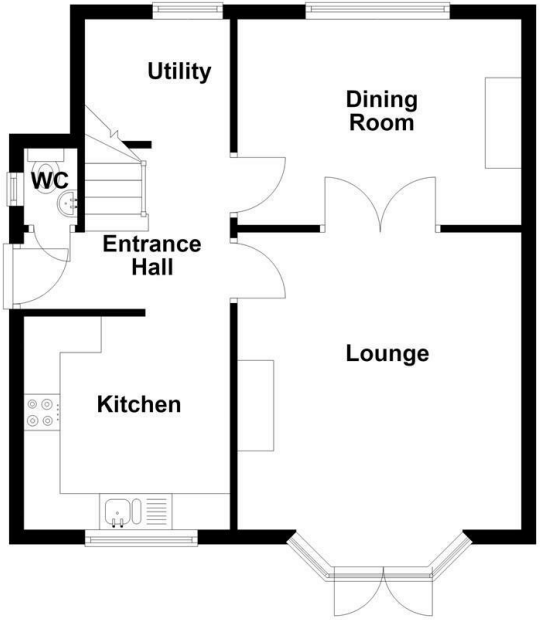
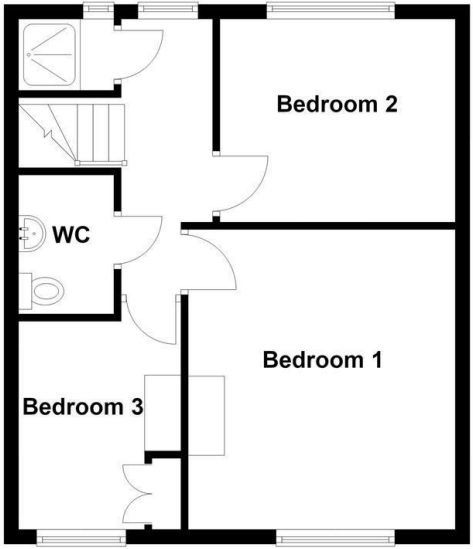
Ground Floor



First Floor



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