



St Pauls Road, Macclesfield, SK11 7AL.
£350,000

Whittaker & Biggs Est. 1930

8 St Pauls Road, Macclesfield

This handsome three double bedroom detached home is situated within striking distance of the station and town and enjoys a tucked-away position with extensive parking and garaging facilities (including a 20ft long single garage and a 19ft x 17ft double garage). The characterful property provides excellent facilities including an en-suite to the main bedroom, an attractive family bathroom, a handy utility room and a further ground floor WC. There are two separate receptions rooms and a conservatory. The kitchen benefits from a good range of units and is open-plan with the dining room. In brief the accommodation comprises; hall, living room, dining room, conservatory, kitchen, utility room and the ground floor WC. To the first floor, the landing provides access into the three double bedrooms and the spacious family bathroom, which has an attractive white suite. As previously mentioned, the largest of the bedrooms also benefits from an en-suite shower room/WC. The outside space will be hard to beat at this price point - particularly the amount parking/garaging. The larger of the two garages has an electric roller-shutter door and will be ideal for those buyers with a keen interest in cars/hobbies requiring lots of space, or even those who run their own business and need good storage facilities. There is also potential to combine the two garages to create a small 'granny-flat' or home studio etc. (subject to planning and building regs.) The corner plot garden wraps around the rear and side of the property, having lawns and a decking area. There is also a greenhouse and an outside loo. Given its proximity to town and its unique situation at the head of this un-adopted road, we feel there will be a good amount of interest in the property. Added to this there is the benefit of no onward chain. A prompt viewing is recommended.



ACCOMMODATION

Hall

Part glazed door.

Living Room 16' 8" x 11' 2" maximum (5.07m x 3.41m reduces to 2.91m)

Double glazed window to the front elevation, living flame gas fire with ornate surround and wooden mantle over, radiator.

Dining Room 16' 7" x 11' 1" (5.05m x 3.39m increases to 4.3m)

Double glazed window to the front elevation, under stairs storage cupboard, two radiators, double glazed sliding door to the conservatory.

Conservatory 15' 7" x 7' 11" (4.75m x 2.42m)

Double glazed units, door to rear, tiled floor, radiator.

Kitchen 15' 4" x 9' 2" (4.67m x 2.80m)

Fitted kitchen units to base and eye level, 11/4 stainless steel sink with mixer tap, gas hob with extractor over, integral electric oven and grill, tiled splash backs, tiled floor, breakfast bar, double glazed window to the side, two double glazed windows to the rear elevation.

Laundry Room/WC 9' 1" x 9' 1" (2.78m x 2.76m) including WC

Double glazed window and door to the rear, fitted units, worktop, plumbing for washing machine, radiator, tiled floor.

WC

Double glazed window to the side elevation, push button WC, corner sink unit, tiled floor.

Landing

Bedroom One 16' 7" x 11' 0" (5.05m x 3.36m) including ensuite

Double glazed window to the front elevation, radiator.

En-suite

Shower enclosure with sliding doors and mixer shower, pedestal wash basin, push button wc, towel radiator, double glazed window to the side elevation.

Bedroom Two 15' 4" x 9' 3" (4.68m x 2.81m)

Double glazed window to the rear, radiator.

Bedroom Three 11' 3" x 8' 6" (3.43m x 2.58m) plus Wardrobe

Double glazed window to the front elevation, built in wardrobe with shelving, radiator, loft access with pull down ladder to a part boarded loft.

Bathroom 8' 2" x 7' 9" (2.48m x 2.35m)

Panel bath with mixer tap/shower attachment, vanity sink unit with storage cupboards and drawers, mirror and shelving, push button wc, towel radiator. Double glazed window to rear.

Double Garage 19' 4" x 16' 11" (5.90m x 5.15m)

Key controlled electric shutter door, light and power, water tap and window to the side.

Single Garage 20' 9" x 11' 10" maximum (6.33m x 3.60m reduces to 3.0m)

Double wooden doors, window to the rear.

Outside WC

Garden

To the rear is a deck with balustrade and there are lawn to the rear and side. There is also a greenhouse The garden is fenced and has a gated pathway to one side. To the front of the property is a small front garden with stone walling and bedding area. Parking is provides upon a good sized concrete/tarmac driveway to the front, which leads to the garages.

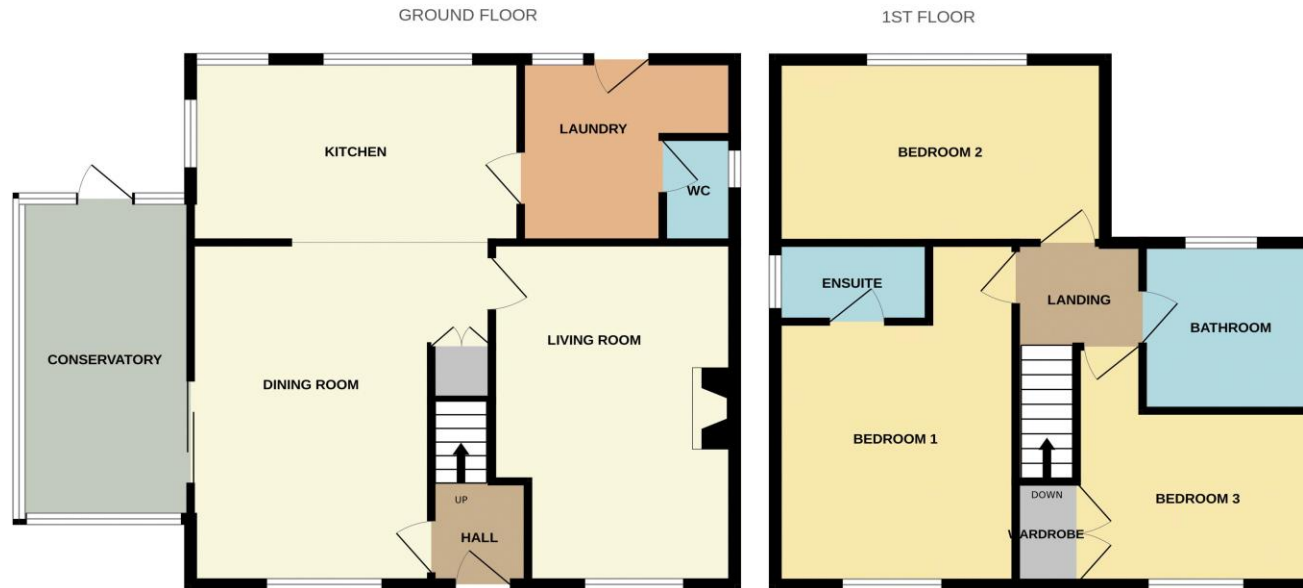
Note:

Council Tax Band: E

EPC Rating: D

Tenure: Believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Head away from town up Buxton Road. Take the first right onto Green Street. Take the last turning on the left onto Glegg Street and then first left into St Pauls Road. The property is found in the far righthand corner.

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