



53a Chelford Road, Macclesfield, SK10 3LQ

£230,000

- A well-presented two-bedroom semi-detached property, ideally located just off Chelford Road.
- To the first floor, the master bedroom is particularly generous in size and offers excellent scope to be divided into two separate bedrooms, if desired.
- Externally, the property benefits from off-road parking to the front, adding further convenience.
- The property boasts a stunning and spacious living room, with an open-plan kitchen diner.
- This space is perfect for both everyday living and entertaining, with a door providing direct access to the rear yard.

53a Chelford Road, Macclesfield SK10 3LQ

A well-presented two-bedroom semi-detached property, ideally located just off Chelford Road, offering convenient access to Macclesfield town centre, which is within easy driving distance. The property also benefits from being within walking distance of a range of local amenities in the popular Broken Cross area, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The accommodation begins with a welcoming entrance hall, providing access to a generous built-in storage cupboard, ideal for coats and household items. The property boasts a stunning and spacious living room, featuring an attractive bay window that allows for an abundance of natural light, along with a charming log-burning fire that creates a warm and inviting focal point.

To the rear of the property is an open-plan kitchen diner, fitted with a range of modern wall and base units, offering ample storage and workspace. This space is perfect for both everyday living and entertaining, with a door providing direct access to the rear yard, ideal for outdoor seating or low-maintenance enjoyment.



Council Tax Band: B



Lounge

15'0 x 17'3

A spacious and light-filled living room featuring a bay window to the front elevation and a log-burning fire, creating an attractive focal point and a warm, welcoming atmosphere. Ample space for a range of seating and living room furniture.

Kitchen/Diner

13'8 x 14'5

A generous open-plan kitchen diner fitted with a range of wall and base units, offering excellent storage and preparation space. Provides ample room for a dining table and benefits from a door leading directly to the rear yard, making it ideal for everyday living and entertaining.

Master Bedroom

13'8 x 12'7

A well-proportioned double bedroom with plenty of space for wardrobes and additional furniture. The size of this room offers potential to be split into two separate bedrooms, subject to requirements.

Second Bedroom

6'5 x 12'4

A single bedroom of good length, ideal as a child's bedroom, guest room, or home office.

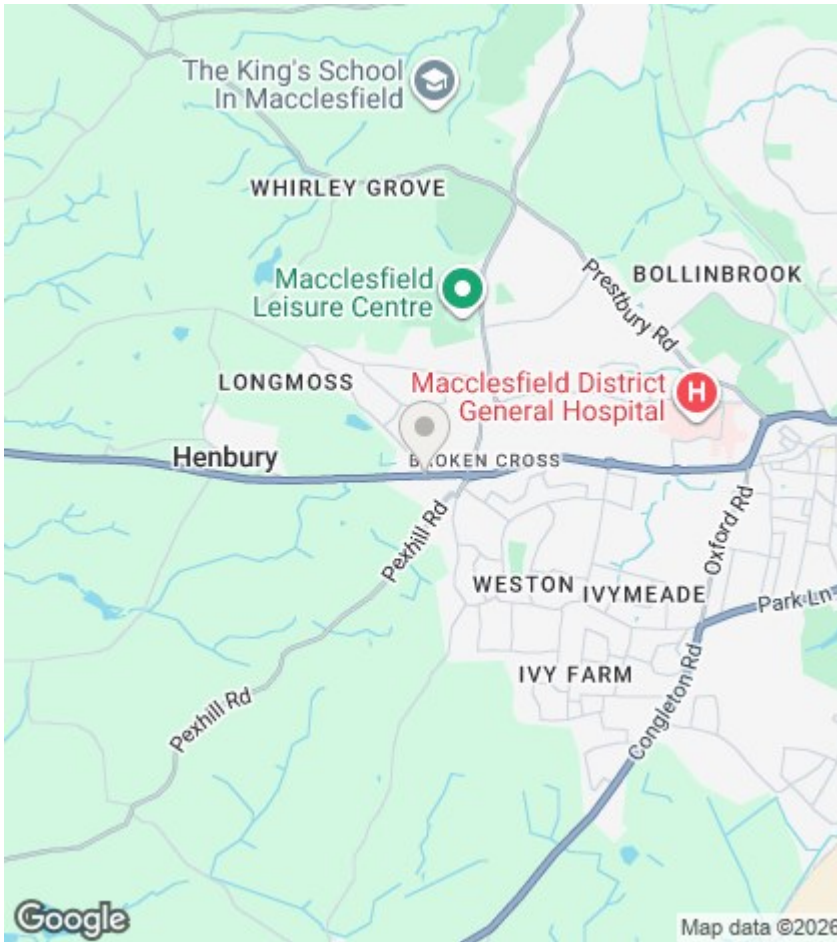
Bathroom

9'3 x 5'8

A modern bathroom suite comprising a bath, wash basin, and WC, finished with contemporary fittings and offering a clean, stylish space.

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a

memorandum of sale, directly to Movebutler, and is non-refundable.



Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	70
(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	

