



58 Newton Street, Macclesfield, Cheshire, SK11 6QZ

Asking Price £215,000

- Bay-fronted living room with feature gas fireplace, offering a bright and cosy living space
- Two generous double bedrooms, both well-proportioned and filled with natural light
- Private rear garden extending to approx. 40ft having a patio, lawn, garden shed and gated side passage
- Fitted kitchen/diner with ample room for dining and direct access to the rear garden
- Spacious bathroom with built-in storage and scope to incorporate a separate shower
- No Onward Chain

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Situated behind a walled garden with gated access, this attractive red-brick home offers a private feel and a subtle, well-proportioned style from the outset.

Inside, a bay-fronted living room with a feature gas fireplace creates a warm and inviting space, while the fitted kitchen/diner provides the perfect setting for both everyday living and entertaining, with direct access out to the garden. Upstairs, two well-proportioned double bedrooms are complemented by a spacious bathroom, complete with built-in storage and potential to add a separate shower.

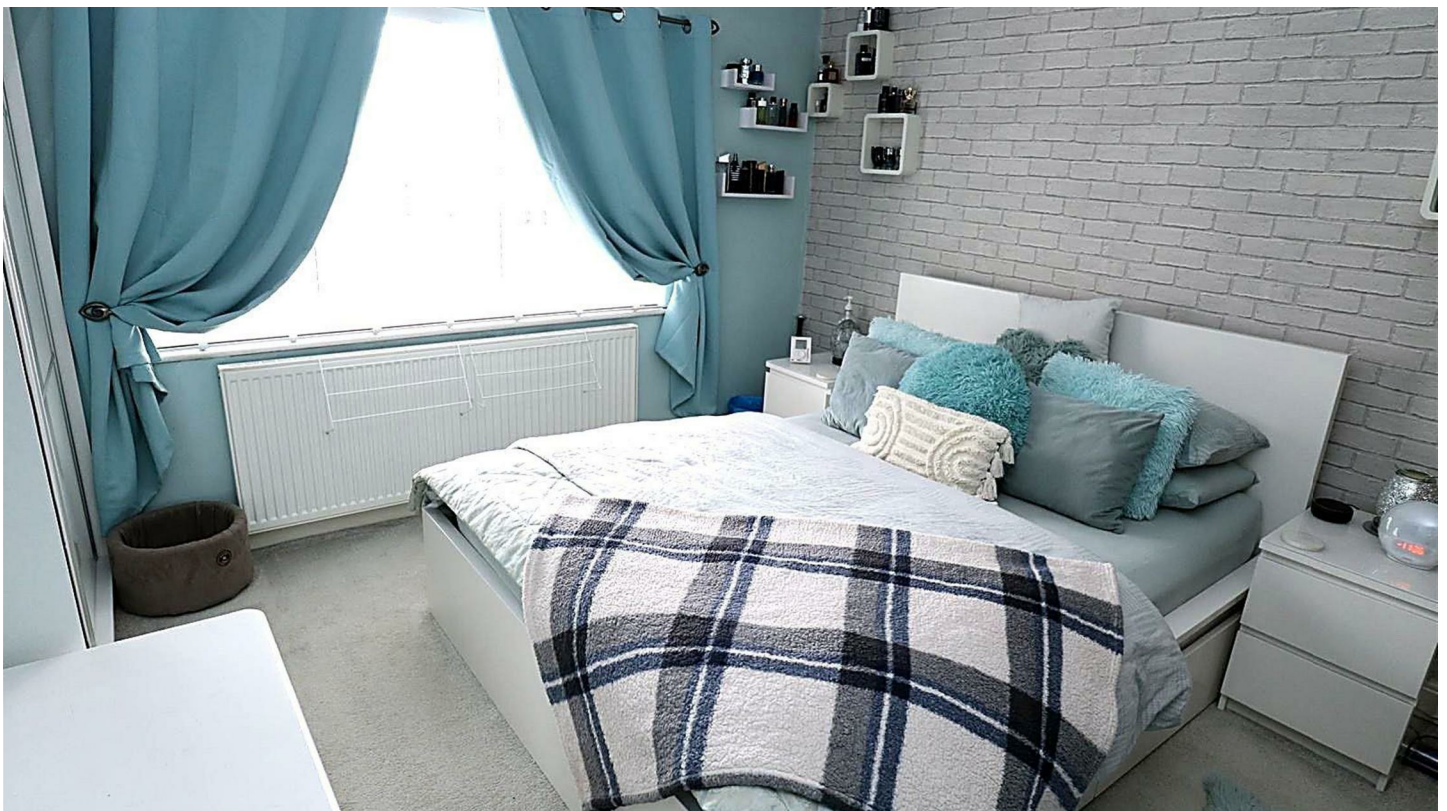
Externally, the rear garden extends to approximately 40ft, featuring a patio area, lawn, garden shed and gated side access—ideal for relaxing or hosting during the warmer months.

Newton Street in Macclesfield is well placed for convenience and connectivity. It offers easy access to the A537 and wider motorway network, with Macclesfield railway station providing regular services to Manchester, Stoke-on-Trent, and London via the West Coast Main Line. Manchester Airport is around 13 miles away.

The area is close to Macclesfield town centre, with its range of shops, cafés, and amenities, while nearby green spaces and the edge of the Peak District offer excellent outdoor leisure opportunities.



Council Tax Band: B



Entrance Hallway

Double glazed front door, radiator.

Living Room

14'10" maximum into bay and widest point x 12'0"
Double glazed bay window to front elevation, living flame gas fire with stone and slate surround, tv point, radiator.

Dining Kitchen

11'11" x 9'11"

Fitted kitchen with base and eye level units, stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, pantry cupboard with window to side, radiator, double glazed window and door to rear elevation.

Landing

Radiator, access to loft.

Bedroom 1

12'0" x 11'10"

Double glazed window to front elevation, radiator.

Bedroom 2

12'0" x 10'11"

Radiator, double glazed window to rear elevation.

Bathroom

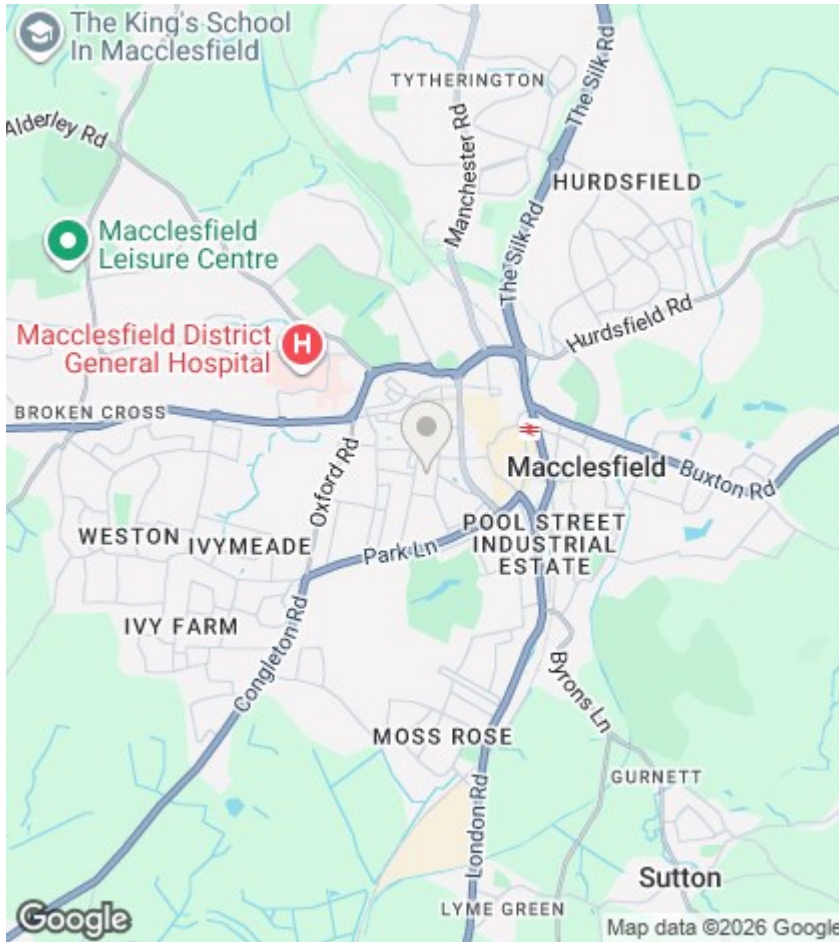
11'1" maximum into cupboard x 6'11"

A good sized bathroom with panel bath, pedestal hand wash basin, push button w.c., radiator, double glazed window to rear elevation, tiled walls. Large storage cupboard, which could provide space for a separate shower enclosure.

Outside

To the front of the property is a walled and paved area





Directions

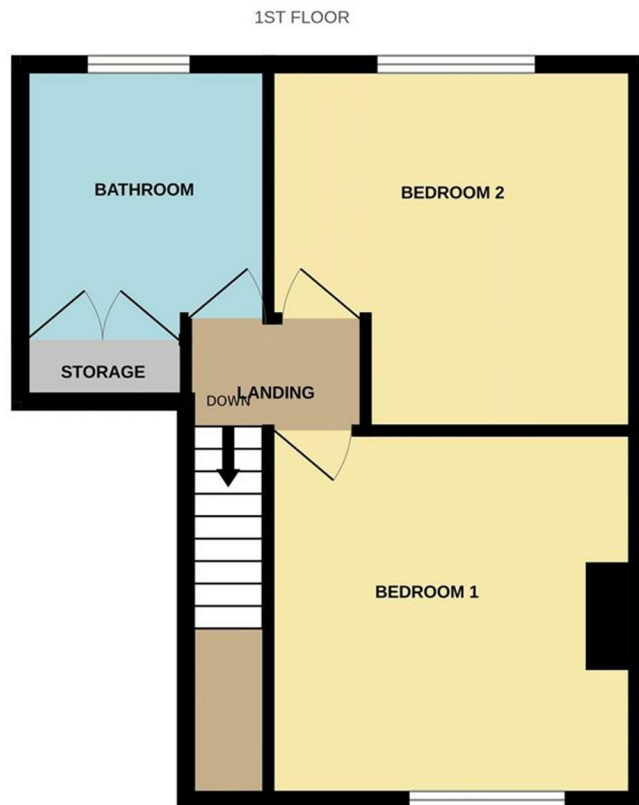
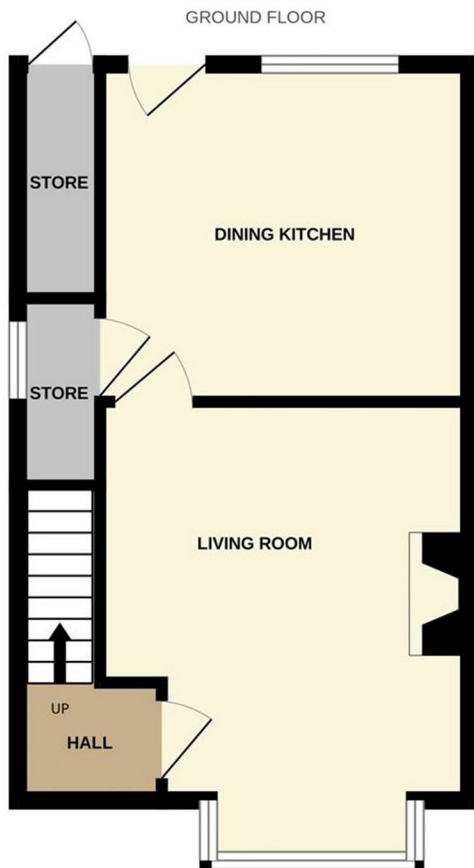
From this office turn right at the junction opposite the railway station into Sunderland Street. Go across the first set of traffic lights. At the next set of lights go across into Park Street. Go across the roundabout into Park Lane. Take the last turning on the right hand side below the next set of lights into Newton Street and No 58 is about half way along on the right hand side identifiable by our Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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