

38 Buxton Road,
Macclesfield, SK101JS.



**AN ATTRACTIVE SEMI-DETACHED HOUSE WITH SPACIOUS ACCOMMODATION
OCCUPYING A CONVENIENT POSITION WITHIN
WALKING DISTANCE OF THE TOWN CENTRE**

FOR SALE BY AUCTION
at the DE VERE DARESBUY PARK HOTEL, CHESTER ROAD, DARESBUY, WARRINGTON
on THURSDAY 25th MARCH 2010 at 3.00 p.m.

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

Buxton Road has always been held in particularly high esteem with local people for many years, possibly because of the proximity of the railway station, the town centre, the picturesque Macclesfield canal and the variety of nearby shops that cater for day-to-day requirements.

This particular property is an attractive semi-detached house that is situated towards the bottom of Buxton Road, and provides well balanced family accommodation that benefits from both double glazing and gas fired central heating. Although the accommodation currently provides a comfortable living environment, there is potential for further cosmetic improvement.

On the ground floor, a traditional Entrance Hall provides access to the spacious Living Room, which comprises a Lounge and Dining Area, and to the rear of the house is a Kitchen, fitted with a range of 'whitewood' wall and base units. The first floor Landing affords access to three good sized Bedrooms, the largest fitted with an extensive range of fitted furniture, and a family bathroom with shower.

There is a pleasant and private terraced rear garden, which is mainly flagged and benefits from a south westerly facing aspect.

DIRECTIONS: From Macclesfield, Waters Green, proceed under the railway bridge and cross the Silk Road (A523) onto Buxton Road (A537) and the property will be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL. Timber front door with double glazed leaded insert. Staircase to first floor. Picture rail. Ceiling cornice. Fitted meter cupboard. Telephone point. Radiator.

LIVING ROOM, 26'3" (8m) x 16'5" (5m) overall, and comprising:

LOUNGE, 16'3" (4.95m) x 16'5" (5m) into chimney recess. Understairs storage cupboard, with power. Gas fire with Period-style surround, incorporating mirror. Double glazed timber doors to rear garden. Dado rail. Ceiling cornice. Two radiators.

DINING AREA, 10'1" (3.07m) x 10'1" (3.07m), excluding bay window. Ceiling cornice. Radiator.

KITCHEN, 10'5" (3.18m) x 9'0" (2.74m). Fitted with a range of whitewood wall and base units incorporating cupboards, drawers, glass fronted display units, and corner shelving. Worktops with tiled splashbacks and inset "one-and-a-half" bowl sink unit. Appliance space and gas point for range cooker, with stainless steel splashback and stainless extractor hood above. Appliance space and plumbing for washing machine. Wall mounted Ravenheat gas fired central heating boiler. Tiled floor. Timber stable door to rear.

FIRST FLOOR

LANDING.

BEDROOM 1, 16'6" (5.03m) into recess, x 12'1" (3.68m). 9'6" (2.90m) range of fitted wardrobes and shelving, with matching 9'8" (2.95m) range of fitted drawers. Matching bedside tables either side of a double bed recess, with glass display shelving and storage cupboards above.

BEDROOM 2, 13'1" (3.99m) into chimney recess, x 8'0" (2.44m). Radiator.

BEDROOM 3, 11'0" (3.35m) x 8'10" (2.69m). Radiator.

BATHROOM. Panelled bath with Period-style mixer tap and telephone shower attachment. Gainsborough Energy 2000x shower unit over bath. W.C. Pedestal washbasin. Tiled floor. Part tongue and groove timber panelled walls. Radiator.

SERVICES:

All mains services are connected.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

TENURE:

We are advised Freehold and free from Chief Rent.

ASSESSMENT:

Council Tax Band: C (Cheshire East Council)

POSSESSION:

Vacant possession on Completion.

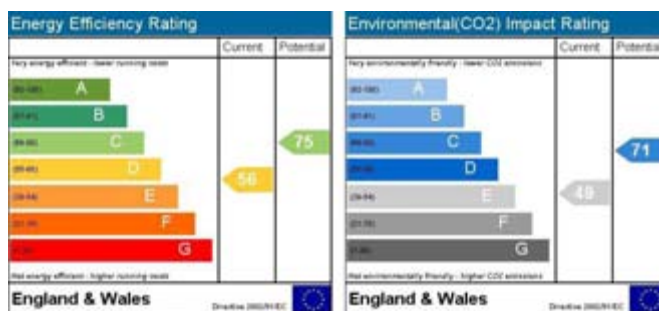
VIEWING:

Wednesdays and Saturdays between 2.00 p.m. and 4.00 p.m.

VENDOR'S SOLICITORS:

Andrew Jackson & Co - Att. Ms E McCrea
80 Lodge Lane
Liverpool
L8 0QL

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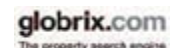


EPC GRAPH

KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181
RURAL SERVICES DEPARTMENT: 01565 830395

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