



## Extended 4 bedroom home with a garden office

**323 Buxton Road, Macclesfield, Cheshire, SK11 7ES**

Freehold





Four bedrooms • Two bathrooms • Garden office room  
• Indulgent principal suite • Utility room • 26'5 sq ft  
open plan dining kitchen

#### Local information

The property is superbly placed for access to the market town of Macclesfield (0.8 miles) which is on the main West Coast line, placing London Euston from 1 hr 47 mins away and Manchester Piccadilly from 23 minutes.

The area is popular for outdoor pursuits with golf courses, livery, cycling routes and lovely scenic walks. The thriving market town of Macclesfield has all the main supermarkets, specialist shops and the amenities one would expect of a town of this size.

There is an excellent choice of schooling with Puss Bank primary school is 0.3 miles, The King's School Macclesfield 3 miles away and Beech Hall preparatory school is 1.6 miles.

Please note all times and distances are approximate.

#### About this property

This traditional 1930's property offers approximately 1450 sq ft of light, spacious and flexible accommodation. The current owners have recently upgraded the property resulting in an immaculate and well-balanced home. A few stand-out highlights include: Underfloor heating, Karndean flooring in the open plan kitchen, dining room and living room, an elegant garden room and four generously proportioned bedrooms. The accommodation is entered via a beautiful composite door into a welcoming and spacious hallway with under stair storage. To the right of the hallway the beautifully appointed open plan living/dining/kitchen features a vaulted ceiling, grey gloss

handless units complimented with solid oak work surfaces and a comprehensive range of appliances which include; integrated fridge freezer, Bosch double oven and microwave, induction hob, and dishwasher. A fully fitted utility room to the side of the kitchen allows access to the rear garden. The principal bedroom completes the ground floor, featuring a box bay window and an indulgent ensuite shower room.

The first floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom. Bedroom three benefits from fully fitted wardrobes while bedroom four is being used by the current owners as a study. Completing the first floor is a beautifully appointed family bathroom which features whirlpool bath, separate shower and wall hung vanity unit.

Externally the property is accessed via a tarmac driveway with off-road parking for several vehicles. The fully enclosed gardens are beautifully landscaped with raised decking areas allowing the sun to be enjoyed throughout the day. The garden room/office is beautifully proportioned with large window's maximising the natural light.

#### Tenure

Freehold

#### Local Authority

Cheshire East Council

#### Council Tax

Band = Band D









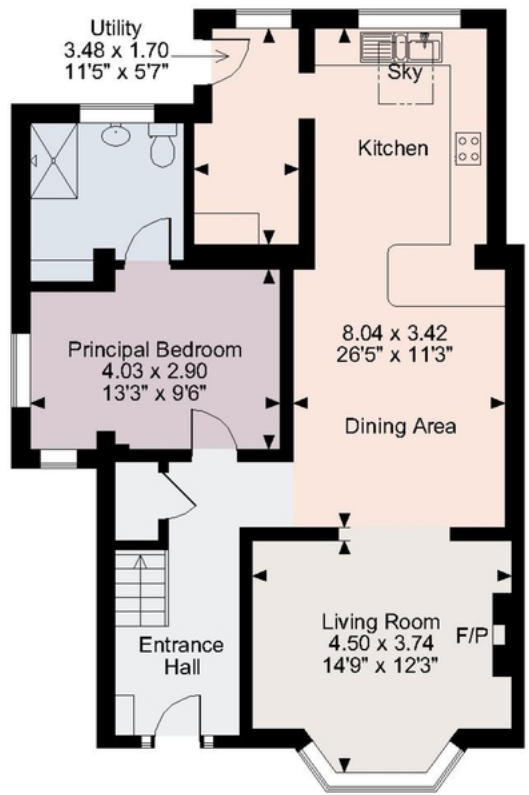
**323 Buxton Road, Macclesfield, Cheshire, SK11 7ES**  
**Gross internal area (approx)** 1311 sq ft / 122 sq m  
**Outbuildings** 139 sq ft / 13 sq m  
**Total** 1450 sq ft / 135 sq m



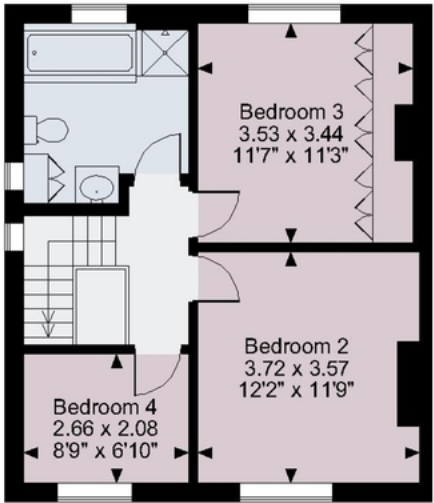
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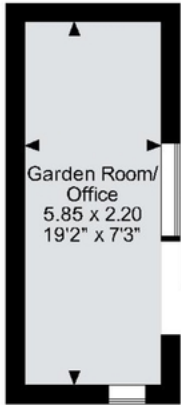
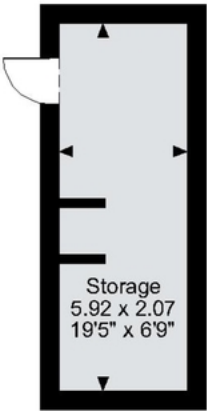
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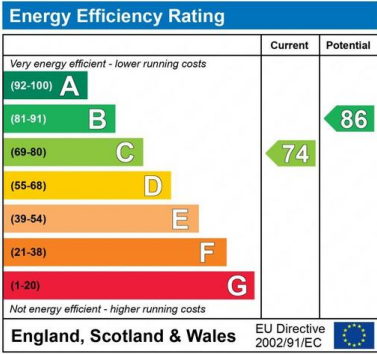
Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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