



49 Warwick Road, Macclesfield, SK11 8TB

Guide Price £220,000

- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- LARGE GARDENS
- NO CHAIN
- TWO DOUBLE BEDROOMS

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Well Presented and Deceptively Spacious Mid Mews. Two Reception Rooms. Two Double Bedrooms. Three Piece Bathroom Suite with Large Corner Bath. Extended Kitchen. Large Well Maintained Rear Garden. Ample Offroad Parking. NO CHAIN.

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Council Tax Band: B



This spacious two bedroom property, located in a popular residential location, is within close proximity of local shops/amenities, excellent schools and public transport links. Despite needing some cosmetic modernisation this property will provide an excellent home for first time buyers or, potentially, a very sound investment for landlords. In brief, the property comprises; entrance hallway, dual aspect living room, well proportioned dining room and an extended, fully fitted, kitchen. To the first floor are two good sized bedrooms and a three piece bathroom suite with large corner bath and over head shower. The property also comes with its own offroad parking spaces to the front, for up to three vehicles, and boasts impressive gardens to both the front and rear. NO VENDOR CHAIN.

Ground Floor

Entrance Hall

Brick built porch leading to the entrance hall. Access to the lounge, dining room and upstairs. Handy storage cupboards, underneath the stairs.

Lounge

Well proportioned, living room, with French doors leading out to the rear patio area. Double glazed bay to the front elevation. Gas fireplace and central heating radiator.

Dining Room

Large dining area providing access to the kitchen and also the rear patio area, via the double glazed UPVC full glass door. Built in cupboard beside the chimney breast. Central Heating radiator.

Kitchen

Fitted kitchen with a range of base and wall units. Space for both an under counter fridge and freezer, washing machine and oven with extractor above. Stainless steel sink with drainer, below the UPVC window. Modern ceiling spotlights.

First Floor

Landing

Landing area providing access to all first floor rooms and the loft hatch, which features a pull down ladder. The loft is conveniently boarded across the floor, creating excellent storage space, and also comes with lighting. UPVC double glazed window.

Bedroom One

A very well proportioned master bedroom, featuring fitted wardrobes, with substantial storage above the stairs, wall units, built in bedside tables and also a fitted drawer/dressing table section opposite. Central heating radiator with large UPVC double glazed window above.

Bedroom Two

Double bedroom featuring a fitted wardrobe and gas central heating radiator, with a large UPVC double glazed window above.

Bathroom

Three piece bathroom suite, featuring a large corner bath and over head shower. Low level W/C and wash basin. UPVC double glazed window.

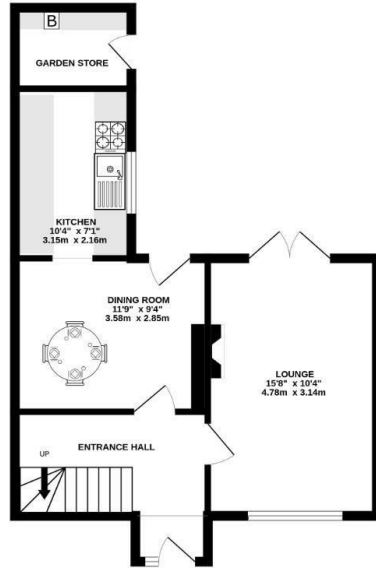
Exterior

The property boasts well kept gardens to both the front and rear of the property, as well as offroad parking for up to three vehicles. The substantial rear garden features a large patio area with access to the garden store room, which houses the boiler and is fitted with electricity. Beyond the large lawned area and the small fish pond, there is further patio space, which gets great sunshine, and also a good sized greenhouse. Access to the rear passage.

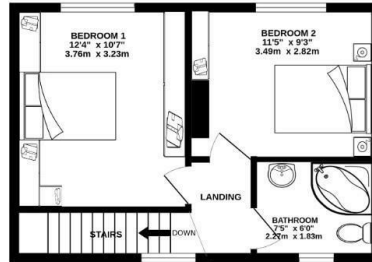




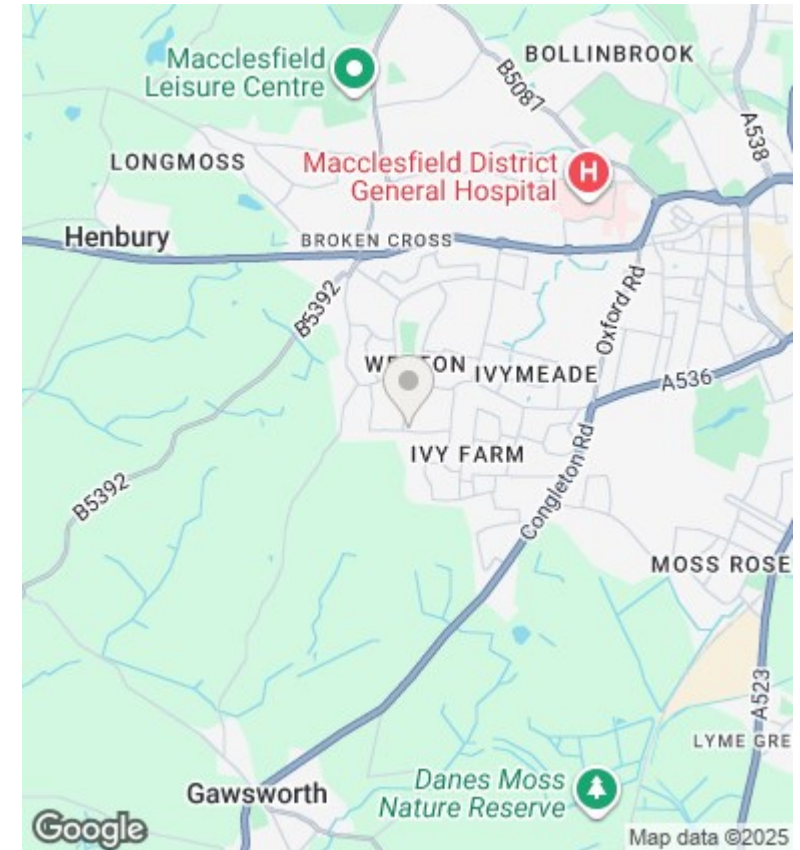
GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.
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

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC