



38 Roewood Lane, Macclesfield,
Cheshire, SK10 2PQ

Guide Price: £450,000
Freehold

 **Reeds Rains**

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Council Tax Band: F

EPC Rating: D

WELCOME TO 38 ROEWOOD LANE, MACCLESFIELD

A LARGE DETACHED HOME WITH PLANNING APPROVAL & INCREDIBLE FLEXIBILITY

Here is a genuinely exciting opportunity to create something rather special. 38 Roewood Lane is a highly deceptive detached property, discreetly presented from the road and appearing almost bungalow-like, yet opening up into extensive and highly versatile accommodation over multiple levels. Currently providing a wealth of living, bedroom and reception space, the property is offered with planning approval already passed under application 26/1099/HOUS, together with associated design drawings. The approved scheme provides the opportunity for an additional floor with increased roof height and dormers, together with a front porch extension and change of external materials.

LIVE IN, ALTER, EXTEND & MAKE IT YOUR OWN

The beauty of this property is that there is no need to undertake everything at once. The current owners live comfortably within the existing accommodation, meaning you can move in and enjoy the house as it stands, whilst considering how you might personalise, reconfigure or extend it over time. For those looking for a substantial family home, there is excellent potential to create even more accommodation. For others, the predominantly one-level layout could make this an ideal choice for future-proofing, downsizing or creating a home that can adapt as life changes.

A WONDERFUL OPEN-PLAN FAMILY SPACE

The ground floor is centred around a superb 20ft open-plan dining kitchen, creating a fantastic hub for family life and entertaining. This is already a generous and practical room. Two sets of French doors open directly onto the rear patio and garden, while a further side door provides convenient access. There is also a separate study with bespoke fitted storage, a comfortable living room with a brick fireplace and fitted cabinetry, together with a useful sitting room/bedroom four and ground floor cloakroom off the entrance hall.

BEDROOMS, BATHROOMS & FLEXIBLE ACCOMMODATION

The accommodation offers considerable flexibility, with three bedrooms, a shower room and additional reception/bedroom space within the main levels. Bedroom one is a generous double with an extensive range of fitted wardrobes, whilst bedrooms two and three are both well proportioned. The sitting room could also serve as a fourth bedroom, depending upon your requirements. The inner hall provides access to the lower level and adds to the unusual versatility of the layout.

LOWER LEVEL – A HOME WITHIN THE HOME

The lower accommodation is where this property really comes into its own. With independent access already available, this level could lend itself to a variety of uses, subject to any alterations required. There is a large games room measuring over 20ft, currently used as a pool room, gym and TV area, with three sets of French doors opening directly onto the garden. It could equally become a substantial living room, teenage suite, guest accommodation or fifth bedroom. Alongside this is a spacious four-piece bathroom, a large dressing room/snug and a generous inner hall. For those considering multi-generational living, an elderly relative or independent teenager, the potential here is particularly interesting.

PLANNING APPROVAL – THE NEXT CHAPTER IS YOURS

With planning approval already passed, the opportunity to increase the roof height and introduce additional dormers could transform the property yet further, creating another level of accommodation within the roof space. The approved scheme also includes a front porch extension and change of external materials. Full planning information and associated design drawings are available to view at the branch or can be sent by email. Whether you choose to undertake the approved scheme, make smaller changes or simply enjoy the property exactly as it is, the choice is yours.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

WESTERLY FACING GARDENS & GREAT OUTDOOR SPACE

To the rear is an enclosed westerly facing garden, arranged over two main levels and offering a good degree of privacy. The upper patio is directly accessible from the dining kitchen, whilst the lower garden can be reached from the impressive games room via three sets of French doors or by steps from the upper patio area. There is a covered workshop/boxing area and BBQ preparation space with lighting and power, together with outside power points. The garden is particularly appealing for those who enjoy entertaining, with plenty of scope to create different seating, dining and recreational areas whilst enjoying the afternoon and evening sunshine.

A PRETTY FRONTAGE & AMPLE PARKING

To the front, the property enjoys a neat lawned garden with flower borders and a driveway providing parking for several vehicles. Double timber gates lead alongside the property to the rear garden, making access particularly practical. This combination of frontage, parking, side access and enclosed rear gardens gives the property excellent outside practicality for a detached home of this type.

A SOUGHT-AFTER MACCLESFIELD LOCATION

Roewood Lane is a sought-after location, particularly appealing for those wanting countryside and outdoor pursuits close at hand without being too far from town. Macclesfield Canal and the surrounding countryside are nearby, whilst Macclesfield town centre and the mainline railway station are approximately one mile away. This gives you easy access to the town's shops, cafés, restaurants and amenities, together with regular rail services for commuters.

AN EXCITING OPPORTUNITY WITH SO MANY POSSIBILITIES

Offered with no onward vendor chain by modern method of auction, 38 Roewood Lane is a property that offers far more than first meets the eye. Whether you are looking for a large detached family home, a predominantly one-level property with future-proofing potential, space for multi-generational living or simply an exciting project with planning approval already in place, this is a home where the possibilities are considerable.

The accommodation is already substantial, the outside space is excellent and the approved plans provide the opportunity to take it to another level - quite literally.

SALES PROCESS DETAILS

The property is for sale really to buyers in a proceedable buying position (buyers with a mortgage and/ or cash buyers), and is subject to Modern Method of Auction Terms.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

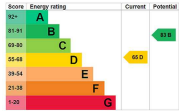
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

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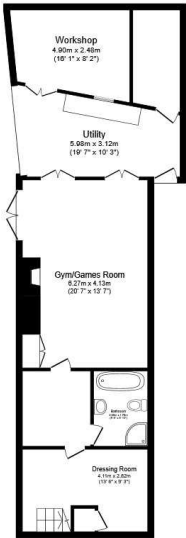
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you. Payment varies but will be no more than £960 inc. VAT. These services are optional.



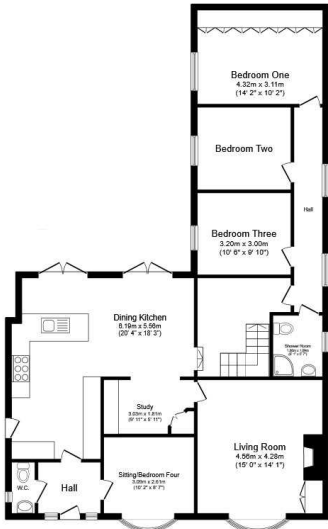
For full EPC please contact the branch.



Lower Ground Floor

Total floor area 197.7 sq.m. (2,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.localagent.com



Ground Floor

Directions

From our office proceed down the hill bearing left into Waters Green, following under the railway bridge taking the immediate left along The Silk Road. At the roundabout take the 3rd exit along Hurdsfield Road and ascend the hill for some distance taking the approximate eighth right turning (over the canal bridge) into Roewood Lane, where the subject property can be identified further along on the right hand side.

Proposed Drawings

Available on request - please call or email the Macclesfield branch 01625 428915.

Agents note

We are advised the tenure is Freehold.

We are advised the Council Tax band is F, payable to Cheshire East Council.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

Other important information which you will need to know about this property can be found at reedsrains.co.uk