



53 St Georges Street

MACCLESFIELD, SK11 6TD

Katie Solaru
The **Cheshire** Property Expert





Welcome to 53 St Georges Street, a charming period home that has been thoughtfully extended and updated over the years to suit modern family life, while still retaining its character.

Property at a glance

No onward chain

Period terrace house

2 Bedrooms

1 Bathrooms

Brand new kitchen

Secluded outdoor space

Quiet street

Double glazing

Semi open plan

EPC Rating – C





The property has seen a number of improvements, including a rear extension that has enlarged both the kitchen and the second bedroom, creating a far more spacious layout. More recently, the kitchen itself was beautifully refitted, now boasting sleek units and stylish luxury vinyl herringbone flooring, giving the space a contemporary yet timeless feel.

Upstairs, there are two generous double bedrooms, each large enough to serve as the main bedroom, depending on your preference. In fact, the rear bedroom was previously divided to create two separate children's rooms, each with its own large window so if you're looking for flexibility in layout, the options are already there.

Perfectly positioned just a short stroll from Victoria Park, this home is ideal for families or couples wanting green space on their doorstep. It's also well located for local schools: both Ivy Bank and Broken Cross Primary are less than half a mile away, an easy walk for little legs. For older children, The Macclesfield Academy is just over a mile away, and Fallibroome Academy is around 1.5 miles from the front door easily accessible by car, bike, or on foot. Whether you're starting out, growing your family, or looking to settle into a friendly, well-connected neighbourhood, this home offers both comfort and convenience in equal measure.



"It's wonderful that both bedrooms are spacious"

The Seller's View

“Our favourite room in the house has to be the kitchen. I love how it opens up to the rest of the home as it means I can keep an eye on the children while they're playing in the front room or out in the garden, all while cooking or getting on with things. It's such a practical and sociable space, and it's where we naturally spend most of our time as a family.”

“We've also really enjoyed the garden. It's beautifully peaceful out there, with lovely dappled light throughout the day. It's the perfect spot to unwind with a coffee or watch the kids play in a little haven of calm.”



“Our favorite room – The Kitchen”

Directions

Heading north on the A523 (Silk Road), continue towards Macclesfield town centre. At the Park Green traffic lights, turn left onto Park Street. Follow the road as it becomes Victoria Road, passing Victoria Park on your left. Shortly after, turn right onto St Georges Street. Number 53 is located partway down the street on the right-hand side, easily identifiable by its classic brick façade and classic black painted door.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

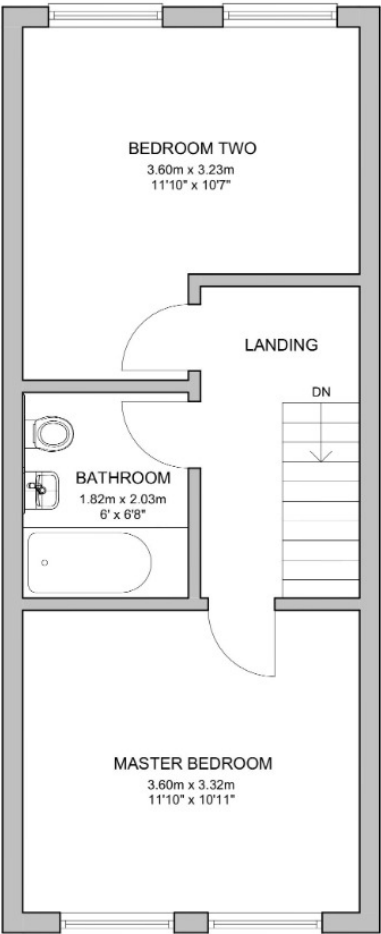
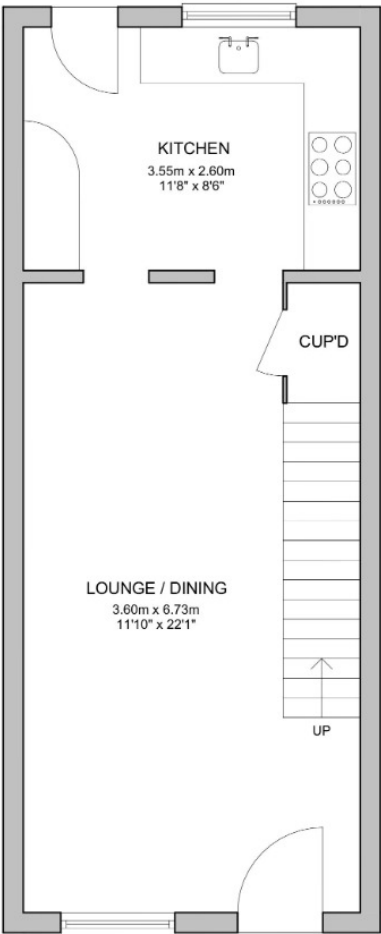
Cheshire East
Tax band - A

Viewing Arrangements

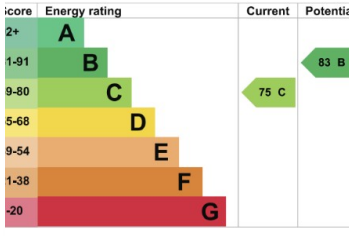
Viewing by appointment with sole agent Katie Solaru 07496 756 343
katie.solaru@thepropertyexperts.co.uk

Amenties/Distances

- Town Centre 0.3 miles
- Primary Schools 0.5 miles
- Secondary School 1.0 mile
- Train Station 0.5 miles
- Motorway links to M6 12 miles
- Airport 12 miles
- Hospital 2 miles



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

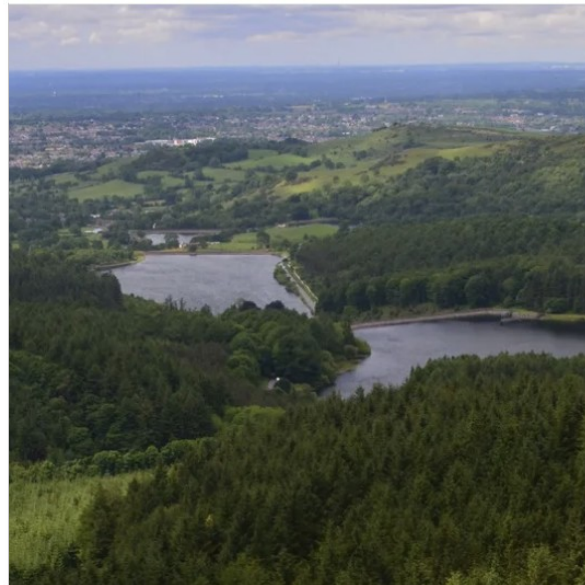


About the **Area**

Macclesfield

Macclesfield is a charming market town that beautifully blends countryside living with vibrant community spirit. Just a short stroll from Victoria Park, St Georges Street is perfectly placed for families and nature lovers alike.

The town offers great schools, independent shops, and excellent transport links, including direct trains to Manchester and London. And for those who love the outdoors, Macclesfield Forest is right on your doorstep, offering breath taking walks, cycling trails, and peaceful escapes into nature.



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- Dedicated personal agent, so you have one point of contact from start to finish
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- Dealing with a limited number of clients to give you a more personal service
- An expert in marketing to provide the widest exposure to potential buyers
- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

“From the moment Katie arrived to carry out the market appraisal, I felt completely at ease. She was incredibly friendly and approachable, yet clearly knowledgeable and professional. It was obvious she had done her homework – the appraisal was thorough, well thought out, and tailored to my property and goals. She offered a range of smart suggestions to help increase the value of my home and gave me several creative marketing strategies to ensure it stood out and attracted the right buyers. I left the meeting feeling informed, confident, and excited about the next steps. Highly recommend!”



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