



Report Generated on 22 / 07 / 2026

10, Huxley Close, Macclesfield, SK10 3DG

Market Price: £675,000

 4 beds  2 baths  EPC Rating: C

Office: 07848260812



Sell your home with
Ciara Dodd

M:07848260812

E: ciara.dodd@theagencyuk.com

About the Agent

Why TAUk?

Every agent says they go the extra mile. Most are banking on you not checking.

We just get on with it, because that's where the difference actually lives. We take the time to understand your home before anyone mentions a price. We put real care into how it's presented, with marketing built to attract the right buyer rather than any buyer with a saved search. And there's a strategy behind every conversation, every viewing and every offer, none of it left to chance.

You also won't be passed from person to person. One experienced agent runs your sale from the first valuation to the day it completes, with their name on the result the whole way through. When the right person is leading it, everything feels easier, and you can see it in the sale itself.

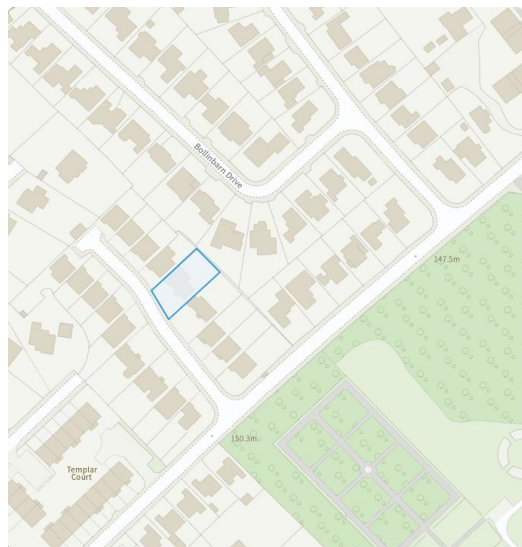
When you're ready to go, you pick up exactly where this leaves off. One agent who already knows your home and your road, no re-briefing, no handover, no starting again. We'll agree the launch price and the plan, and we'll move when you do.

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Satellite View



OS Map View



Key Features

Current Market Price	-
Property Type	Detached
Bedrooms	4
Bathrooms	2
Plot Area	494.17 Sq.M. (5,319.20 Sq.Ft.)
Floor Area	137.96 Sq.M. (1,484.99 Sq.Ft.)
Last Sold Price	£375,000
Last Sold Date	22-02-2019
Title Number	-
UPRN	100010149667
Tenure	Leasehold
Year Built	1976-1982
Company Owned	-
Flood Risk	Needs Investigation
Service Charge	-
Ground Rent	-
Tax Band	F
Tax Band Price	£3256
Leasehold Term	-
Chain Status	-

Key Details

Council	Cheshire East
County	Cheshire
Constituency	Macclesfield
Region	North West
Planning Application	-
Parking Facilities	No
Accessibility Features	No
Gas Supply	Yes
Electricity Supply	Yes
Water Supply	Yes

EPC Rating	71 / C
EPC Ratings in the Area	Domestic EPC in the Area Non-Domestic EPC in the Area

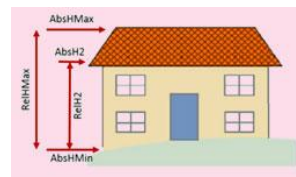
Know What It's Made Of Before You Invest

Property Geographic Information

UPRN	100010149667
USRN	24101183
UDPRN	22180518
Street Description	HUXLEY CLOSE
Parish Code	E04013192
Postcode	SK10 3DG
Post town	MACCLESFIELD
Thoroughfare	HUXLEY CLOSE
Town	MACCLESFIELD
Local custodian description	CHESHIRE EAST
Department Name	-
Organisation name	-
LA Organisation Name	-
RM Organisation Name	-
Legal Name	-
Level	-

Building Height & Area

Total Sqft Area	1485 Sqft
Footprint Area	1315 Sqft
Plot Area	494.17 m²
Height	161.1 m
AbsH2	159.2 m
AbsHMax	161.1 m
AbsHMin	154.1 m
RelH2	5.1 m
RelHMax	7 m

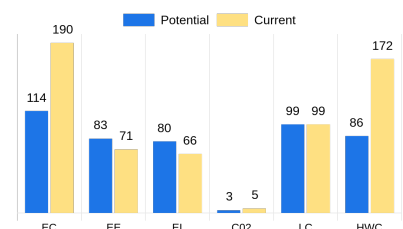


Building Information

Description	Detached House
Building Use	Residential Accommodation
Class	RD02
Classification description main	-
Classification description	Detached
Multi Occupancy Count	0
Connectivity	Standalone
Connectivity Count	0
Building Part Count	2
Containing site count	1
Outbuilding count	-
Construction Material	Brick Or Block Or Stone
Building age period	1960-1979
Building age year	-
Basement Presence	Unknown
Address count	1
Address count residential	1
Address count commercial	0

Building Energy Performance – Inspection Date 20-09-2018

Built form	Detached	Unheated corridor	-
Construction age band	England and Wales: 1976-1982	Photo supply	-
Building Ref Number	NA	Solar water heating flag	N
Floor height	2.4 m	Fixed lighting outlets count	18
Tenure	Owner-occupied	Low energy fixed light count	-
Floor level	-	Energy traffic	Single
Flat Top storey	N	Main Gas flag	Y
Flat storey count	2	Main fuel	Mains gas (not community)
Extension count	0	Main Heating controls	Programmer and room thermostat
Number habitable rooms	7	Multi glaze proportion	100
Number heated rooms	7	Glazed type	Double glazing, unknown install date
Low energy lighting	78	Install date	-
Number open fireplaces	0	Glazed area	Normal
Wind turbine count	0	Mechanical ventilation	Natural
Heat loss corridor	-	Unheated corridor length	-



Energy consumption current	190
Energy consumption potential	114
Energy efficiency current	71
Energy efficiency potential	83
Environment impact current	66
Environment impact potential	80
CO ₂ emissions current	5
CO ₂ emissions potential	3
Lighting cost current	99
Lighting cost potential	99
Hot water cost current	172
Hot water cost potential	86

What is it?

Property Fabrics gives you a detailed breakdown of a building's physical structure, construction materials, energy efficiency, and essential location data. It includes key data points like property type, build age, roof/wall materials, EPC rating, glazing, heating type, and more – offering a full picture of what lies beneath the surface.

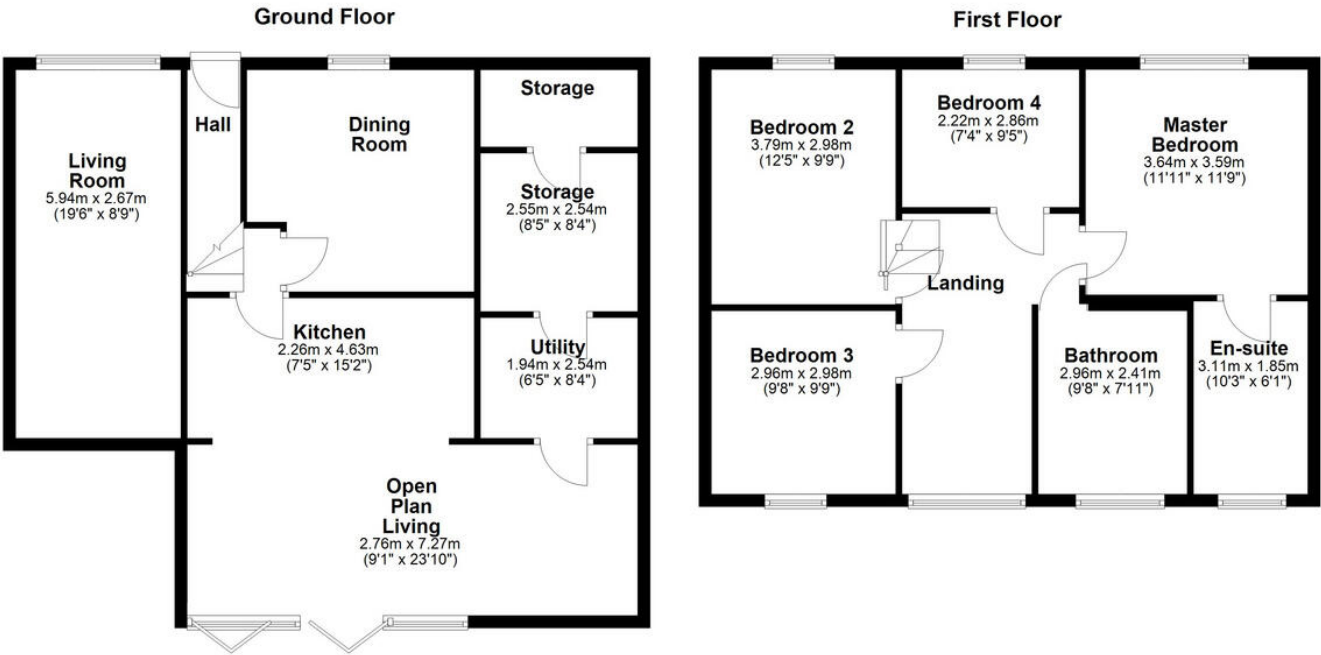
Browse through the property images to get a better idea -

Take a look at the property images.









Size and measurements are approximate, actual may vary
Plan produced using PlanUp.

10, Huxley Close,
Macclesfield,
SK10 3DG

Energy Rating

C

Valid until
20-09-2028

This property's current energy rating is **71/C**. It has the potential to be **83/B**.

See how to improve this property's energy efficiency.

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Energy Performance	Current	Potential
Energy Rating / Score	71 / C	83 / B
Energy Consumption	190 kWh/m²	114 kWh/m²
Environmental Impact	66	80
CO ₂ Emissions	4.6 t/yr	2.8 t/yr
Heating Cost	£728/yr	£640/yr
Hot Water Cost	£172/yr	£86/yr
Lighting Cost	£99/yr	£99/yr
Roof Efficiency	Good	
Wall Efficiency	Good	
Window Efficiency	Average	
Floor Efficiency	-	
Main Heating Efficiency	Good	
Secondary Heating Efficiency	-	
Hot Water Efficiency	Average	
Lighting Efficiency	Very Good	
Floors	-	
Floor Height	2.4(m)	
Flat Top Storey	No	
Energy Tariff	Single	
Ventilation	Natural	
Wall Energy	Good	
Roof Energy	Good	
Roof	Pitched, 200 mm loft insulation	
Walls	Cavity wall, filled cavity	
Window	Fully double glazed	
Floor	Solid, no insulation (assumed)	
Main Heating	Boiler and radiators, mains gas	

Inspection Date	20-09-2018
Valid Until	20-09-2028
Tenure	Owner-occupied
Habitable Rooms	7
Heated Rooms	7
Local Authority	Cheshire East E06000049 (click to know more)
Total Floor Area	1,485.00 Sq.Ft. (137.96 Sq.M.)
Property Type	House
Hot Water System	From main system, no cylinder thermostat
Lighting	Low energy lighting in 78% of fixed outlets
Transaction Type	Marketed sale
Glazing Type	Double glazing, unknown install date
Main Fuel/Gas	Mains gas (not community)
Main Heating Controls	Programmer and room thermostat
Secondary Heating	None

 **4 Huxley Close, Macclesfield, Cheshire East, SK10 3DG**

 Ref.No.: **25/1117/TPO** Date: 06-06-2025 Decision: **Consent for wrks in TPO with conditions**

 Description: T1 Birch - Reducecrown by 1-1.5m in height and shape accordingly. T2 Beech - Reducecrown by 1.5-...

Nearest Primary Schools



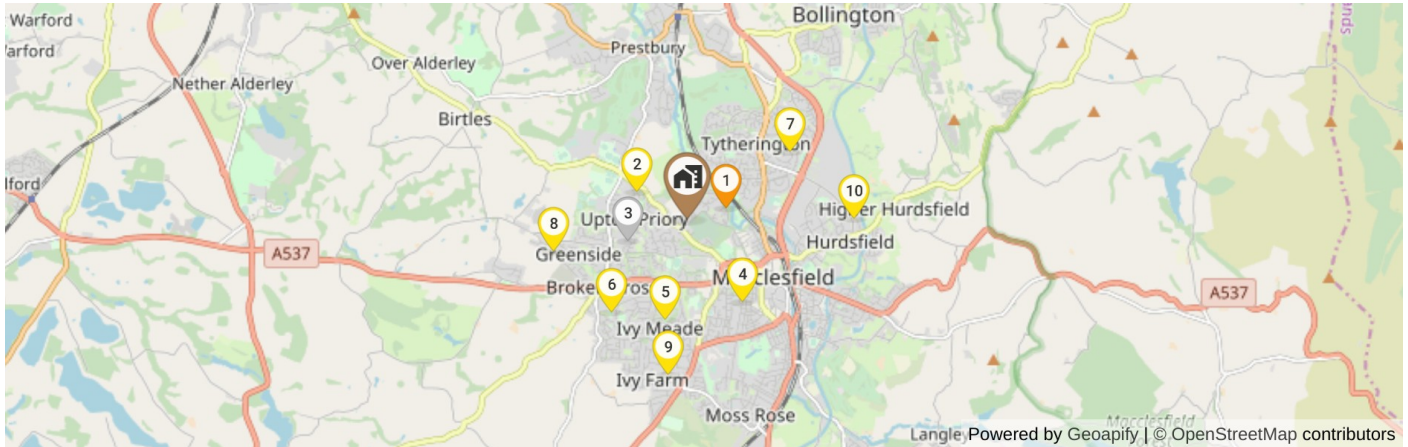
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Outstanding Good Requires Lowest Not Rated



1 Bollinbrook CofE (A) Primary School Bollinbrook Ce (A) Primary School, Abbey Road, Macclesfield, Cheshire, SK10 3AT

RATING **Requires** PUPILS **171** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.35 Miles**

2 Upton Priory School Berwick Close, Off Prestbury Road, Macclesfield, Cheshire, SK10 3ED

RATING **Good** PUPILS **347** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.49 Miles**

3 St Alban's Catholic Primary School, A Voluntary Academy Priory Lane, Macclesfield, Cheshire, SK10 3HJ

RATING **NA** PUPILS **329** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.54 Miles**

4 Parkroyal Community School Lyon Street, Macclesfield, Cheshire, SK11 6QX

RATING **Good** PUPILS **414** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.86 Miles**

5 St John the Evangelist CofE Primary School Macclesfield Ivy Road, Macclesfield, Cheshire, SK11 8QN

RATING **Good** PUPILS **274** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.89 Miles**

6 Broken Cross Primary Academy and Nursery Parkett Heyes Road, Macclesfield, Cheshire, SK11 8UD

RATING **Good** PUPILS **199** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.03 Miles**

7 Marlborough Primary School Tytherington Drive, Tytherington, Macclesfield, Cheshire, SK10 2HJ

RATING **Good** PUPILS **373** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.06 Miles**

8 Whirley Primary School Whirley Road, Broken Cross, Macclesfield, Cheshire, SK10 3JL

RATING **Good** PUPILS **212** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.19 Miles**

9 Ivy Bank Primary School Valley Road, Macclesfield, Cheshire, SK11 8PB

RATING **Good** PUPILS **431** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.36 Miles**

10 Hurdsfield Community Primary School Hulley Road, Macclesfield, Cheshire, SK10 2LW

RATING **Good** PUPILS **166** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.44 Miles**

Nearest Secondary Schools



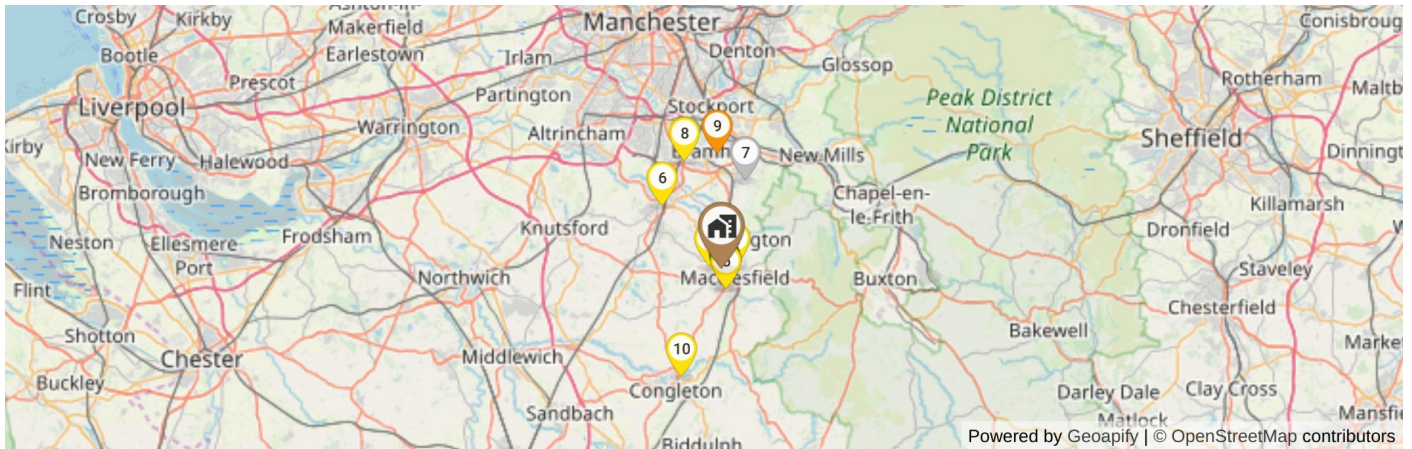
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Outstanding Good Requires Lowest Not Rated



- 1

The Fallibroome Academy Priory Lane, Upton, Macclesfield, Cheshire, SK10 4AF

RATING **Good** PUPILS **1567** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.7 Miles**
- 2

Tytherington School Manchester Road, Macclesfield, Cheshire, SK10 2EE

RATING **Good** PUPILS **1313** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.75 Miles**
- 3

All Hallows Catholic College Brooklands Avenue, Macclesfield, Cheshire, SK11 8LB

RATING **Outstanding** PUPILS **1210** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.83 Miles**
- 4

The Macclesfield Academy Park Lane, Macclesfield, Cheshire, SK11 8JR

RATING **Requires** PUPILS **590** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.12 Miles**
- 5

Macclesfield College Park Lane, Macclesfield, Cheshire, SK11 8LF

RATING **Good** PUPILS **NA** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.24 Miles**
- 6

Wilmslow High School Holly Road, Wilmslow, Cheshire, SK9 1LZ

RATING **Good** PUPILS **2139** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **5.12 Miles**
- 7

Poynton High School Yew Tree Lane, Poynton, Stockport, Cheshire, SK12 1PU

RATING **NA** PUPILS **1412** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **5.41 Miles**
- 8

St James' Catholic High School St James' Way, Cheadle Hulme, Cheadle, Cheshire, SK8 6PZ

RATING **Good** PUPILS **804** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **6.7 Miles**
- 9

Bramhall High School Seal Road, Bramhall, Stockport, Cheshire, SK7 2JT

RATING **Requires** PUPILS **1162** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **6.82 Miles**
- 10

Eaton Bank Academy Jackson Road, Congleton, Cheshire, CW12 1NT

RATING **Good** PUPILS **996** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **6.84 Miles**

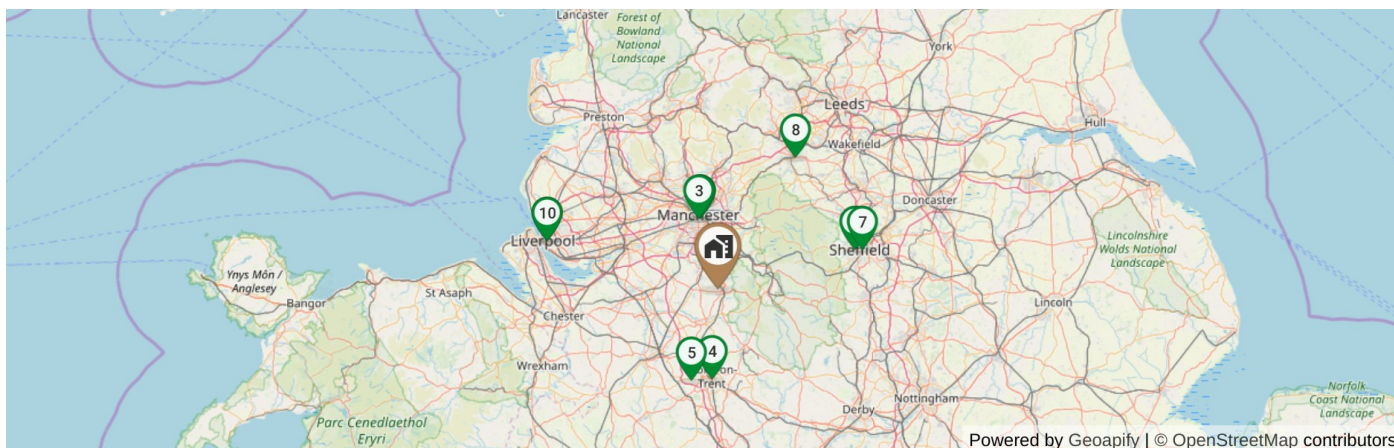
Nearest Universities & Colleges



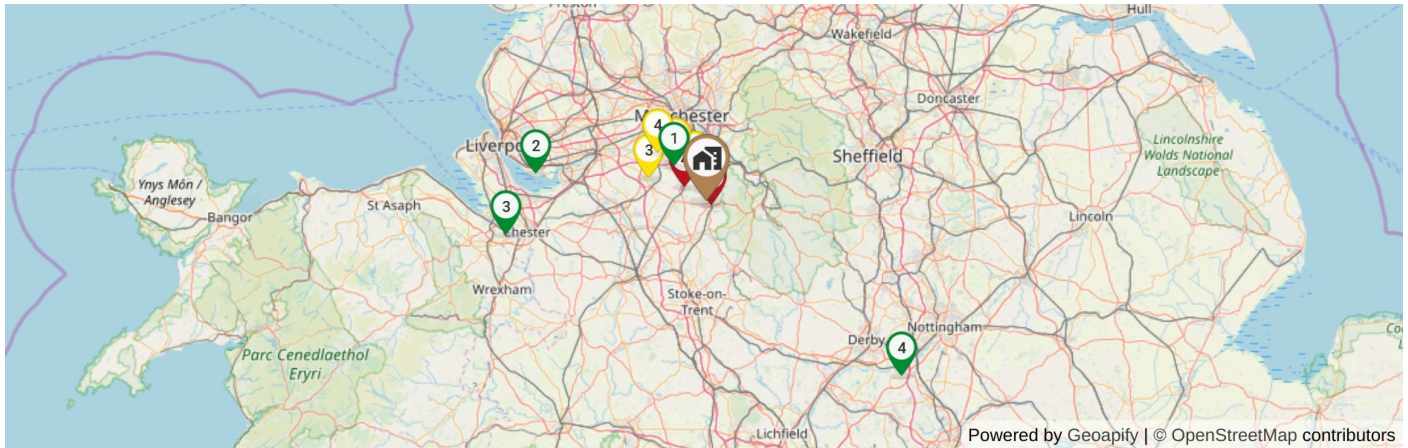
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- 1 Manchester University** ★★★★★ 14.24 Miles
Oxford Rd, Manchester M13 9PL, United Kingdom
- 2 University of Manchester** ★★★★★ 14.24 Miles
Oxford Rd, Manchester M13 9PL, United Kingdom
- 3 Manchester Metropolitan University** ★★★★★ 14.53 Miles
All Saints, All Saints Building, Manchester M15 6BH, United Kingdom
- 4 Staffordshire University** ★★★★★ 17.94 Miles
College Rd, Stoke-on-Trent ST4 2DE, United Kingdom
- 5 Keele University** ★★★★★ 19.07 Miles
Keele, Newcastle ST5 5BG, United Kingdom
- 6 Sheffield University** ★★★★★ 28.15 Miles
Sheffield S10 2TN, United Kingdom
- 7 Sheffield Hallam University** ★★★★★ 29.38 Miles
Howard St, Sheffield City Centre, Sheffield S1 1WB, United Kingdom
- 8 Huddersfield University** ★★★★★ 29.95 Miles
Queensgate, Huddersfield HD1 3DH, United Kingdom
- 9 Liverpool University** ★★★★★ 35.2 Miles
Liverpool L69 3BX, United Kingdom
- 10 University of Liverpool** ★★★★★ 35.21 Miles
Liverpool L69 3BX, United Kingdom



AIRPORTS



Manchester Airport, Manchester M90 1QX, United Kingdom
8.19 Miles



Liverpool John Lennon Airport, Speke Hall Ave, Speke, Liverpool L24 1YD, United Kingdom
29.63 Miles



Chester Hawarden Airport, Aviation Park, Flint Rd, Saltney Ferry CH4 0GZ, United Kingdom
34.92 Miles



East Midlands Airport, Castle Donington, Derby DE74 2SA, United Kingdom
45.32 Miles



Shoreham Airport, Castle Donington, Derby DE74 2SA, United Kingdom
45.32 Miles



BUS STATION



Radcliffe bus station, Radcliffe, Manchester M26 1AD
4.94 Miles



Manchester Airport bus station, Manchester M90 3RR, United Kingdom
8.6 Miles



Wigan bus station, 64 Market St, Wigan WN1 1HX
10.53 Miles



Altrincham Interchange, Altrincham WA14 1BL, United Kingdom
11.79 Miles



Manchester Chorlton Street coach station, Manchester M1 3JF
15.02 Miles



TRAIN STATION



Macclesfield, Waters Green, Cheshire, Macclesfield SK11 6JP, United Kingdom
1.06 Miles



Prestbury, Prestbury, Macclesfield SK10 4HT, United Kingdom
1.76 Miles



Adlington (Cheshire), Adlington, Macclesfield SK10 4NE, United Kingdom
3.6 Miles



Alderley Edge, Alderley Edge SK9 7QA, United Kingdom
4.58 Miles



Wilmslow, Station Rd, Wilmslow SK9 1BU, United Kingdom
5.3 Miles

HOSPITALS (NHS)

Macclesfield District General Hospital Millbrook Unit Macclesfield District General Hospital, Victoria Road, Macclesfield SK10 3JA 0.3 Miles	Salford Royal Neurology Outpatient Service (Mdgh) Macclesfield District Hospital Victoria Road Macclesfield SK10 3BL 0.4 Miles	Macclesfield District General Hospital Victoria Road Macclesfield SK10 3BL 0.4 Miles
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GP (NHS)

Park Green Surgery Sunderland Street Macclesfield SK11 6JL 1.11 Miles	Vernova Healthcare CIC Sunderland Street Macclesfield SK11 6JL 1.11 Miles	South Park Surgery Sunderland Street Macclesfield SK11 6JL 1.11 Miles
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DENTIST (NHS)

Smith & Wong Partnership 156 Cumberland Street Macclesfield Cheshire SK10 1BP 0.57 Miles	Prestbury Road Dental Practice 7 Prestbury Road Macclesfield Cheshire East SK10 1AU 0.62 Miles	Silk Dental Practice 30 Chester Road Macclesfield Cheshire SK11 8DG 0.67 Miles
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HOSPITALS (CQC)

Macclesfield District General Hospital Macclesfield District Hospital Victoria Road Macclesfield SK10 3BL 0.4 Miles	Spire Regency Hospital West Street Macclesfield SK11 8DW 0.59 Miles	Dot Medical Limited Silk Point Queens Avenue Macclesfield SK10 2BB 1.17 Miles
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GP (CQC)

Macclesfield District General Hospital Macclesfield District Hospital Victoria Road Macclesfield SK10 3BL 0.4 Miles	KR Health Suites 45 Sunderland Street Macclesfield SK11 6JL 1.1 Miles	The Capsule Clinic Hope Cottage 5 Macclesfield Road, Prestbury Macclesfield SK10 4BW 1.32 Miles
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DENTIST (CQC)

Teeth & Co 170 Prestbury Road Macclesfield SK10 3BS 0.2 Miles	Janet Gledhill Orthodontic Practice 156 Cumberland Street Macclesfield SK10 1BP 0.57 Miles	Prestbury Road Dental Practice 7 Prestbury Road Macclesfield SK10 1AU 0.62 Miles
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RESPONSE TIMES OF NHS SERVICES

Category	Approx. Response Time	
C1	00 hrs 08 mins 07 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 10 mins 07 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 32 mins 04 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	02 hrs 33 mins 44 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	02 hrs 32 mins 00 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

Mobile Coverage – Based on calls indoors



Broadband — Predicted Broadband Speeds

Estimated download & upload speeds available at this address

Basic



↓
DOWNLOAD
27 Mbps

↑
UPLOAD
4 Mbps

Ultrafast



↓
DOWNLOAD
1000 Mbps

↑
UPLOAD
100 Mbps



THE HOME OF
Personal Estate Agency

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Service Areas: Macclesfield



Technology Partner



DATA PROVIDERS



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