HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

10 Hatton Street, Cheshire, SK11 6RF

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Situated in a highly convenient location within walking distance of Macclesfield town centre, this well-presented two-bedroom mid-terrace property on Hatton Street offers an excellent opportunity for first-time buyers and buy-to-let investors alike. The property enjoys close proximity to a wide range of local amenities, schools, shops, and transport links.

The accommodation briefly comprises a lounge, a dining kitchen, and a utility to the ground floor. To the first floor are two well-proportioned bedrooms and a bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, there is a shared enclosed courtyard garden to the rear, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane turning right at the traffic lights into Bond Street. Take the second turning on the right hand side into Hatton Street.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
11'05 x 8'10
Composite front door with glazinginset. T.V. aerial point. Meter cupboard. uPVC double glazed window. Double panelled radiator. Openway through to the Kitchen.

Dining Kitchen
12'03 x 11'06
Single drainer one and a half bowl stainless steel sink unit with extendable mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Integrated Beko single oven. Integrated Beko four ring gas hob with extractor hood over. The Worcester Bosch combination condensing boiler. Partially tiled walls. Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator.

Utility
6'09 x 5'07
Base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Tiled flooring. uPVC double glazed windows. uPVC door opening onto the rear garden.

First Floor

Landing
Balustrade to the staircase. Loft access.

Bedroom One
11'08 x 9'00
uPVC double glazed window. Double panelled radiator.

Bedroom Two
9'04 x 5'08
Airing cupboard. uPVC double glazed window. Double panelled radiator.

Bathroom
The suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Fully tiled walls. uPVC double glazed winoow. Chrome heated towel rail.

Outside

Gardens
Shared courtyard garden.

Tenure

£149,950

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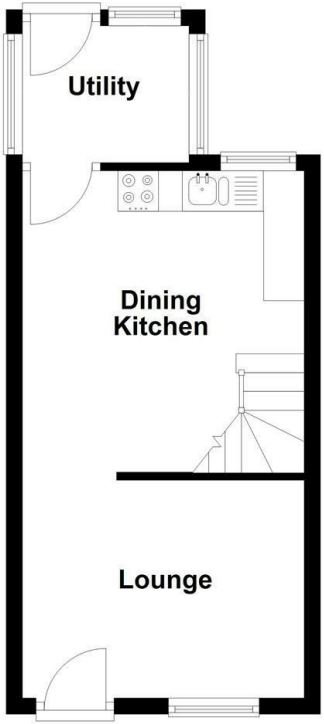
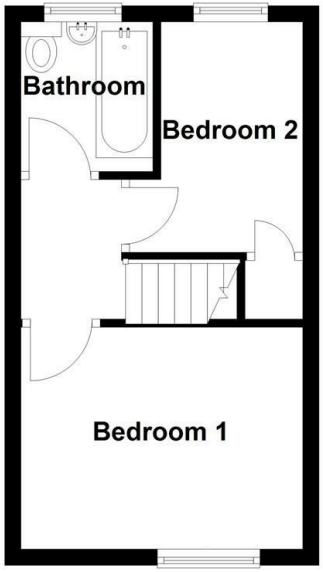
Ground Floor



First Floor



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