





## **77a, Roe Street, Macclesfield, Cheshire SK11 6XD**

This delightful two bedroom, three storey weavers' cottage is ideally situated just a stone's throw from the heart of Macclesfield town centre. Enhanced with character and period features, the property offers deceptively spacious accommodation; that is larger than the average terrace. Set over three levels the home features sash windows to the front elevation adding to its historic charm. This is the perfect property for those seeking a unique and well-located home with timeless appeal.

The accommodation comprises, to the ground floor, an entrance hall and lounge, whilst the open-plan dining kitchen is located on the lower ground floor. The first floor features a well-proportioned bedroom with an en-suite and a modern family bathroom whilst the second floor features an impressive 26ft principal bedroom.

To the rear of the property there is a shared courtyard.

**Viewing: By appointment with Holden and Prescott 01625 422244**

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## Ground Floor

### Entrance Hall

Solid wood front door with glazing inset with Victorian architrave. Recessed spotlighting. Handrail to staircase.

### Lounge

T.V. aerial point. Fitted shelving. Recessed spotlighting. Spindle balustrade to the staircase. Sash window. uPVC double glazed window. Double panelled radiator.

## Basement Level

### Dining Kitchen

Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Integrated fridge/freezer. Meter cupboard. Understairs storage cupboard housing the Vaillant combination condensing boiler as well as plumbing for washing machine and space for a tumble dryer. Recessed spotlighting. uPVC double glazed window. Solid wood door with glazing inset opening to the rear of the property. Column period style radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Recessed spotlighting. Double panelled radiator.

### Bedroom Two

Fitted wardrobe to the chimney recess. Fitted shelving. Recessed spotlighting. Sash window. Double panelled radiator.



### **En-suite**

The white suite comprises a fully tiled corner shower cubicle with thermostatic shower over, a pedestal wash basin with tiled splashbacks and a low suite W.C. Mirror fronted bathroom cabinet. Electric shaver point. Recessed spotlighting. Heated towel rail.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap and detachable shower head, a pedestal wash basin with tiled splashback and a low suite W.C. Extractor fan. Electric shaver point. Mirror-fronted bathroom cabinet. Fitted shelving. Recessed spotlighting. uPVC double glazed window. Heated towel rail.

### **Second Floor**

#### **Bedroom One**

Exposed Cheshire brick chimney breast. T.V. aerial point. Exposed ceiling beams. Stripped wooden floorboards. Spindle balustrade to the staircase. Three Velux windows. Sash window. Double panelled radiator.

#### **Outside**

#### **Gardens**

To the rear of the property there is an enclosed shared courtyard garden.

**£225,000**

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