





76, Brown Street, Macclesfield, Cheshire SK11 6RY

This beautifully presented two-bedroom end-of-terrace home is ideally located just moments from South Park and within easy walking distance of Macclesfield town centre. Offered to the market with no onward chain, the property is perfect for first-time buyers, downsizers, or investors seeking a move-in-ready home in a convenient location.

The accommodation comprises; a lounge and a dining kitchen to the ground floor whilst to the first floor there are two good-sized bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear, there is a fully enclosed courtyard garden, offering a private outdoor space with gated access to Vincent Street. Included within the sale is a fully insulated, timber-built shed, complete with power and a water supply.

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 from our office towards the railway station and turn right onto Sunderland Street. Proceed through the lights into Park Street and straight across the roundabout into Park Lane. Brown Street can be found after a short distance on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

14'01 x 12'00

Composite front door with glazing inset. Feature fireplace with wooden surround. Fitted shelving. Meter cupboard. Wall light points. Handrail to the staircase. uPVC double glazed window.

Kitchen

14'00 x 9'00

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units including under unit LED lighting with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring induction hob with extractor hood over. Integrated dishwasher. Plumbing for automatic washing machine. Integrated wine rack. Space for a fridge/freezer. Vokera combination condensing boiler. uPVC double glazed windows to two elevations. Composite door with glazing inset opening onto the rear garden. Anthracite grey vertical radiator.

First Floor

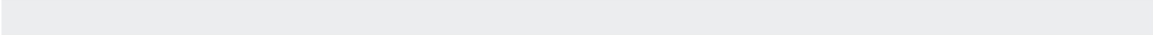
Landing

Handrail to the staircase. Loft access.

Bedroom One

14'00 max x 12'00

Floor to ceiling fitted wardrobes. Built-in desk/workstation including shelving, cupboard and drawers. Airing cupboard. uPVC double glazed window. Double panelled radiator.



Bedroom Two

8'09 x 7'04

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with central mixer taps and thermostatic shower over and a combined washbasin and W.C. unit with vanity storage below. fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

To the rear of the property there is a fully enclosed courtyard garden with gated access to Vincent Street. Included within the sale is a fully insulated, timber built shed with power and water supply.

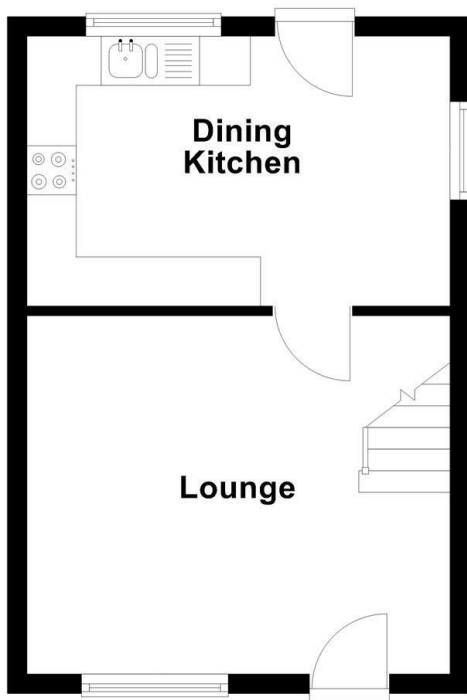
Leasehold

A term of 999 years commencing from 1837. There in an annual ground rent of £10.00.

£175,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

