







## 57, Hulley Road, Cheshire, SK10 2SD

This well-presented two-bedroom mid-terrace home is ideally positioned in a convenient and sought-after area of Macclesfield, within comfortable walking distance of local schools, shops, and everyday amenities.

The accommodation is arranged over two floors and briefly comprises, to the ground floor, an entrance hall, a spacious living room, a fitted kitchen, and a separate utility room. To the first floor are two generously proportioned double bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a small, enclosed front garden. To the rear is a private and enclosed garden, predominantly laid to lawn with hedged borders, raised planting beds, and an elevated wooden decking area ideal for outdoor seating. A brick-built outhouse provides useful additional storage.

This attractive home represents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors, offering comfortable accommodation in a highly convenient location.

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.

From Macclesfield proceed up Hurdsfield Road turning left into Hulley Road. The property can then be found on the left hand side just after Dover Road.

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

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and adjoining. Ceiling cornice. Understairs storage cupboard. Spindle balustrade to the staircase. Double panelled radiator.

### Living Room

15'06 x 10'05

Electric fire set within a feature surround. Ceiling cornice. Recessed spotlighting. uPVC double glazed windows to two elevations. Double panelled radiator.

### Kitchen

11'10 x 9'04

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks extending to breakfast bar. Gas cooker point. Plumbing for automatic washing machine. Space for a fridge/freezer. Storage cupboard. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

### Utility Room

6'07 x 4'07

Space for a tumble dryer. uPVC double glazed door opening onto the rear garden.

## First Floor

### Landing

Handrail to the staircase. Ceiling cornice. Loft access. uPVC double glazed window.



### **Bedroom One**

12'03 x 10'09

Ceiling cornice. Storage cupboard housing the Worcester Bosch combination boiler. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

11'08 x 9'03

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

the white suite comprises a panelled bath with thermostatic shower over, a washbasin set within a vanity unit with storage below and a low suite W.C. with concealed cistern. Storage cupboard. Fully tiled walls. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

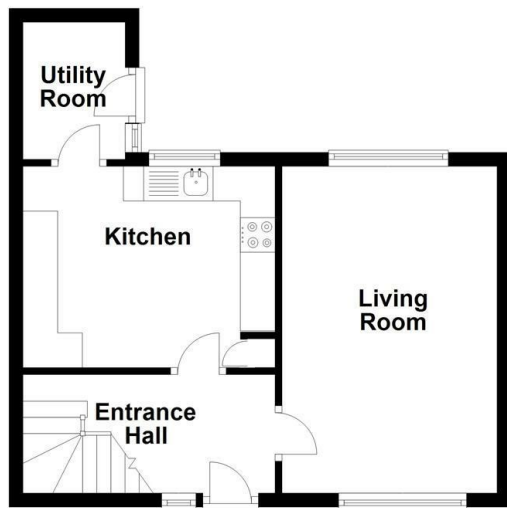
#### **Gardens**

The property is set behind a small, enclosed garden featuring raised beds. The rear garden is fully enclosed with fenced panels and includes a raised, decked seating area and a lawn, enhanced by additional raised beds. There is also a brick-built outhouse with a finger-latch door.

**£205,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**









