HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

16 Churchway, Macclesfield, SK10 3HT

16, Churchway, Macclesfield, Cheshire SK10 3HT

A well-presented two-bedroom semi-detached home, ideally positioned close to highly regarded local schools and a range of everyday convenience shops as well as the local leisure centre. The property is maintained in excellent order throughout, allowing a buyer to move straight in with minimal fuss, while still offering scope to personalise and add their own stamp.

The accommodation briefly comprises an entrance porch, a spacious lounge, and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a small front lawn with a brick-paved driveway providing off-road parking for up to two vehicles. To the rear is a fully enclosed garden with fenced panelled boundaries, predominantly laid to lawn and enhanced by two patio seating areas, ideal for outdoor dining and entertaining. Included within the sale is an insulated timber-built summerhouse with power and lighting, offering an excellent opportunity for a home office, hobby room, or additional storage.

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 Cumberland Street, bearing right into Prestbury Road and immediately left into Victoria Road. At the end of Victoria Road turn right into Priory Lane. At the second mini roundabout turn right into Churchway where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
Composite front door with glazing inset. Recessed spotlighting. uPVC double glazed window.

Living Room
13'07 x 12'05 max
Ceiling cornice. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator.

Kitchen
12'05 x 8'10
Single drainer stainless steel sink unit with mixer tap and base unit below. An addiitional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for fridge/freezer. uPVC double glazed window. uPVC door with glazing inset to the rear garden. Double panelled radiator.

First Floor

Landing
uPVC double glazed window. Access to a fully boarded loft with courtesy light via a pull-down ladder. Airing cupboard housing the Alpha combination condensing boiler.

Bedroom One
12'05 max x 11'04
Ceiling cornice. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Two
11'04 x 6'02
uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment over, a pedestal washbasin with mixer tap and a low suite W.C. Fully tiled walls. LVT flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens
The property sits behind a small lawned garden adjacent to which is a driveway providing off-road parking for two vehicles. The garden to the rear is fully enclosed within fenced borders and includes a paved patio, neat lawn and further stone flagged patio. Included within the sale is an insulated timber built summer house with the added benefit of power and light.

Freehold

£220,000

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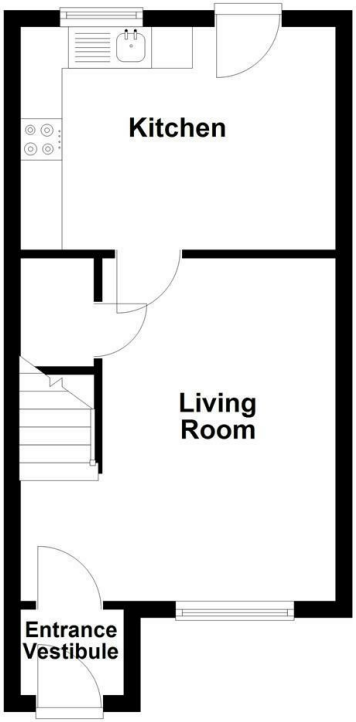
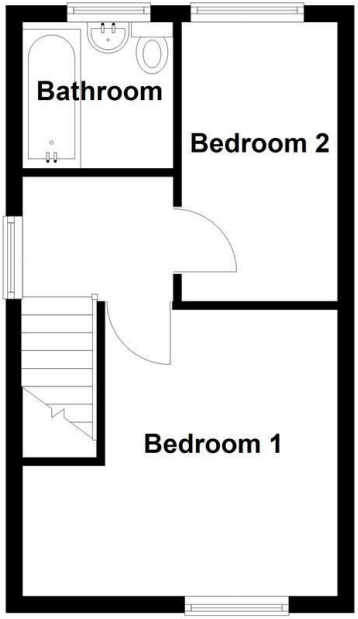
Ground Floor



First Floor



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