





14, Garden Street, Macclesfield, Cheshire SK10 2QW

This is a beautifully proportioned mid terraced cottage offering well presented, contemporary styled accommodation in a highly convenient location. The property has a fresh neutral decor throughout and benefits from brand new gas fired central heating boiler and uPVC double glazing.

On the ground floor there is a lounge, separate dining room and kitchen whilst to the first floor there are two bedrooms and a tastefully appointed bathroom.

To the rear of the property there is a private paved garden and a large garden shed.

Garden Street provides easy access to the centre of Macclesfield and the railway station is a mere five minute walk away.

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 a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

From our office proceed towards the railway station turning left onto Sunderland Street. Proceed under the railway bridge and left immediately onto the Silk Road. At the roundabout turn right down the hill and shortly after passing Tesco turn left into Garden Street and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room/Dining Area

25'3 x 12'0

uPVC front door with decorative glazing inset. Meter cupboard. T.V. aerial point. Hatch through to the kitchen. Shelving to chimney recess. Laminate flooring. Handrail to the staircase. uPVC double glazed window with shutters. Double panelled radiators.

Kitchen

11'10 x 6'9

Stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces. Integrated single oven with four ring electric hob and extractor hood over. Plumbing for washing machine. Space for up and over fridge/freezer. uPVC door to the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Large storage cupboard with shelving. Cupboard housing the combination condensing boiler. Laminate flooring.

Bedroom One

12'1 x 10'1

uPVC double glazed windows. Double panelled radiators.

Bedroom Two

11'11 x 7'5

Large storage cupboard with hanging rail, shelving and drawer units. Loft access. Laminate flooring. uPVC double glazed windows. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside**Garden**

To the rear of the property there is an enclosed paved courtyard garden which lies within fenced borders and has a south westerly aspect and so enjoys the best of the afternoon sun.

Shed

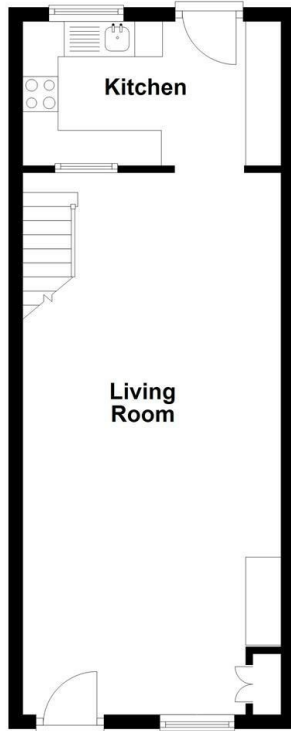
9'9 x 7'10

Power and light.

£185,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

