





102, Warwick Road, Macclesfield, Cheshire SK11 8TA

Conveniently situated near local schools, shops, and everyday amenities, this well-presented two-bedroom mid-terrace home offers excellent access to Macclesfield town centre and nearby transport links. Thoughtfully maintained and ready to move into, it also provides scope for buyers to personalise and the interiors to their own taste.

The ground floor accommodation includes an entrance hall, a comfortable lounge, a kitchen, and a separate dining room leading through to a bright sun room. To the first floor, there are two well-proportioned double bedrooms and a family bathroom. A single-storey extension to the rear currently serves as a utility room, but offers versatile potential to be used as a home office, hobby space, or garden room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

The property enjoys a fully enclosed paved courtyard to the front, providing a low-maintenance outdoor area. Similarly, at the rear, the garden is predominantly paved and complemented by raised wooden decking, creating a versatile space perfect for outdoor dining or relaxing. Included within the sale is a timber built garden shed, ideal for storage and garden equipment.

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, which is 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.

Proceed out of Macclesfield along Park Lane and proceed through two sets of traffic lights into Ivy Lane. Take the third turning on the left into Kendal Road and left again into Kenilworth Road. Warwick Road is the second turning on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Composite front door with glazing inset and adjoining. Handrail and balustrade to the staircase. Dado rail. Tiled flooring.

Lounge

16'06 x 10'07

uPVC double glazed windows to two elevations. Dimmer switch. Tiled flooring. Two single panelled radiators.

Kitchen

16'05 x 9'05

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. Gas cooker point. Extractor hood with integral lighting. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for an American style fridge/freezer. Worcester Bosch combination condensing boiler. Tiled flooring. uPVC double glazed window. uPVC internal door with glazing inset opening onto the Sun Room.

Dining Room

8'00 x 7'06

Understairs storage cupboard. Tiled flooring. uPVC double glazed window. Two anthracite grey column radiators. Open way through to the Kitchen.

Sun Room

26'05 x 7'04

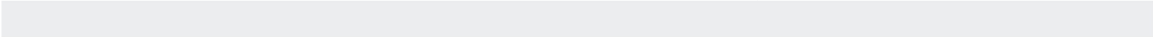
Fitted cabinets and shelving. Air conditioning. uPVC double glazed windows. Sliding door to the Utility Room. Stable style door opening onto the rear garden.

Utility Room

9'05 x 8'11

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

First Floor



Landing

Handrail to the staircase with motion sensed LED's. Airing cupboard. Loft access. uPVC double glazed window. Single panelled radiator.

Bedroom One

13'06 x 9'07

Fitted floor to ceiling wardrobes. Storage cupboard to the eaves. Two uPVC double glazed windows. Single panelled radiator.

Bedroom Two

13'07 x 8'11

Two uPVC double glazed windows. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and Triton electric rainfall shower, hand washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Electric shaver point. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Outside

Garden

To the front of the property, there is a fully enclosed paved courtyard-style garden offering a low-maintenance and private outdoor space. At the rear, the garden is also fully enclosed and fully paved, complemented by decking that creates a spacious patio seating area, ideal for outdoor relaxation . Additionally, the sale includes a timber garden shed.

Freehold

£225,000

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