HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

16 Stoneleigh Close, Macclesfield, SK10 3AL





16, Stoneleigh Close, Macclesfield, Cheshire SK10 3AL

Situated in a convenient residential location, this well-proportioned three-bedroom mid-terraced property is ideally positioned for easy access to a range of local amenities, a well-regarded primary school and Macclesfield town centre, which is just a short drive away.

The accommodation is well laid out and briefly comprises an entrance hall, living room, kitchen and useful utility room to the ground floor. To the first floor are three well-proportioned bedrooms and a shower room. The property is equipped with gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a fully enclosed front garden, while to the rear is a private, low-maintenance courtyard-style garden, providing a pleasant outdoor space for seating and entertaining.

An excellent opportunity for first-time buyers, young families or investors, this attractive home offers well-proportioned accommodation in a convenient and established residential setting, with excellent access to everyday amenities, schooling and Macclesfield town centre.

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, on 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 turning right at the roundabout into Westminster Road. Take the second turning on the right hand side into Abbey Road and the second turning again on the left into Woburn close. The property can be found just round the corner at the end of Woburn Close.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch
Courtesy light.

Entrance Hall
Hardwood front door with glazing inset and adjoining. Handrail to the staircase. Dado rail. Meter cupboard. Double panelled radiator.

Living Room
14'8 x 10'11
Fireplace. Dado rail. uPVC double glazed window. Double panelled radiator.

Kitchen
10'11 x 7'11
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Indesit single oven. Integrated four ring gas hob with extractor hood over. Space for free-standing fridge/freezer. Cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

Utility Room
8'1 x 5'10
Eye level units. Work surfaces. plumbing for washing machine. Space for tumble dryer. Understairs storage cupboard. uPVC door opening to the rear garden.

First Floor

Landing
Handrail to the staircase. Dado rail. Loft access.

Bedroom One
12'6 x 10'00
Fitted wardrobe. Built-in storage cupboard. uPVC double glazed window. Double panelled radiator.

Bedroom Two
9'11 x 7'11
Built-in cupboard. uPVC double glazed window. Double panelled radiator.

Bedroom Three
9'6 x 6'11 max
uPVC double glazed window. Double panelled radiator.

Shower Room
The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. uPVC double glazed window. Double panelled radiator.

Outside

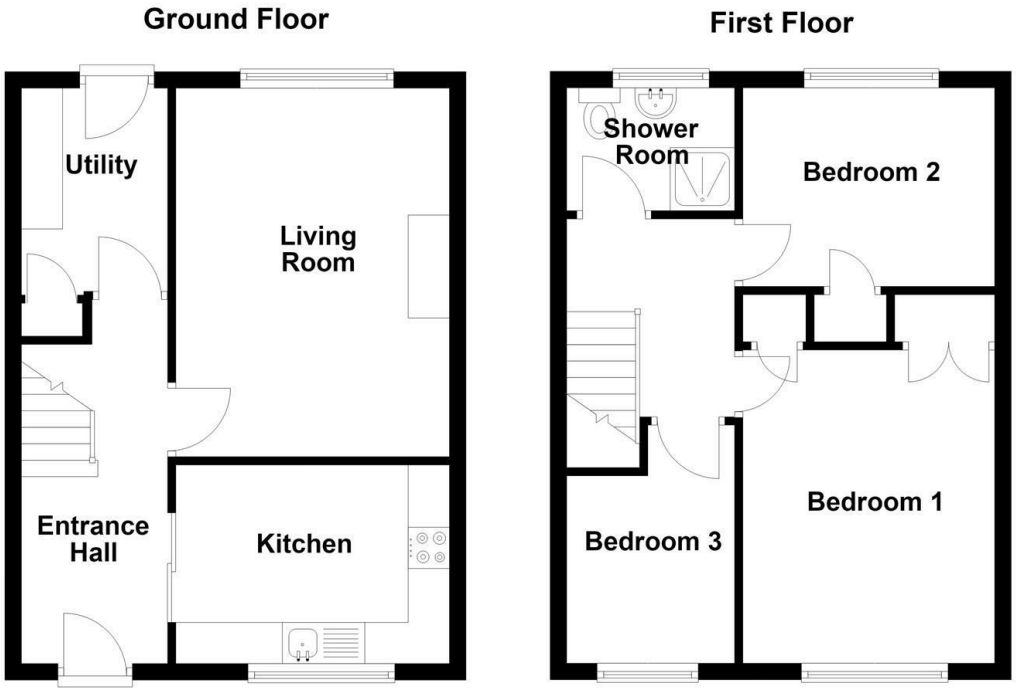
Gardens
The property is set behind a fThe fully enclosed garden to the rear is a low maintenance courtyard style with raised flower beds.

Tenure
Freehold.

£199,950

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