HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

41 York Street, Macclesfield, SK10 1GG

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Situated in a highly sought-after and convenient location, this impressive four-bedroom, three-storey townhouse offers spacious and versatile accommodation, perfectly suited to modern family living.
Ideally positioned within walking distance of Macclesfield town centre and the railway station, the property enjoys attractive open views across Victoria Park and is close to a range of well-regarded schools, along with an excellent selection of local shops, cafés, and pubs.

The accommodation is thoughtfully arranged over three floors and briefly comprises an entrance hall, downstairs W.C., utility room, a double bedroom, and internal access to the integral garage on the ground floor. To the first floor, there is a bright and airy lounge with double doors opening onto a balcony overlooking Victoria Park, alongside a stylish dining kitchen featuring a Juliette balcony. The second floor hosts the principal bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a tarmacadam driveway providing ample off-road parking and access to the garage. To the rear, a fully enclosed garden is arranged over two tiers, featuring a stone-flagged patio area with steps leading up to a lawned garden bordered by planted beds. The garden enjoys a south-westerly aspect, making it ideal for outdoor entertaining.

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 from our office towards the railway station turning left onto Sunderland Street. Proceed under the railway bridge into Buxton Road and after a short distance turn left into York Street. The property can be found on the left 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. Cloaks cupboard. Spindle balustrade to the staircase. Understairs storage cupboard. Door to the garage. Double panelled radiator.

W.C.
Pedestal washbasin with tiled splashbacks. Low suite W.C. uPVC double glazed window. Double panelled radiator.

Bedroom Three
T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Utility Room
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic washing macine. Extractor fan. uPVC door with glazing inset opening onto the rear garden. Double panelled radiator.

Garage
18'09 x 9'03
Up and over door. Lighting installed.

First Floor

Landing
Spindle balustrade to the staircase.

Lounge
Feature fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Double panelled radiator. uPVC double doors opening onto a balcony.

Balcony
21'02 x 3'04
Enclosed by wrought-iron railings. Views over Victoria Park.

Dining Kitchen
One and a half bowl single drainer nset sink with mixer tap and base unit belwo. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Space for a range style cooker with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Wall-mounted central heating and domestic hot water boiler. Recessed spotlighting. uPVC double glazed windows. Double panelled radiator. uPVC double doors opening onto a Juliet balcony.

Second Floor

Landing
Spindle balustrade to the staircase. Airing cupboard housing the hot water cylinder. Loft access.

Bedroom Two
Vaulted ceiling. uPVC double glazed window. Double panelled radiator.

Bedroom Four
Vaulted ceiling. uPVC double glazed window. Double panelled radiator.

Family Bathroom
The white suite comprises a fully tiled cubicle with thermostatic shower over, a panelled bath, a pedestal washbasin and a low suite W.C. Partially tiled walls. Extractor fan. Double panelled radiator.

Bedroom One
Vaulted ceiling. uPVC double glazed window. Double panelled radiator.

En-suite
The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. Electric shaver point. Extractor fan. Double panelle radiator.

Outside

Gardens
To the front of the provperty there is a tarmacadam driveway providing off-road vehicular parking and access to the garage. The fully enclosed garden to the rear is arranged across two tiers and includes a stone-flagged patio with steps leading up to a lawned garden area bordered by planted beds and borders.

Tenure
Freehold

£400,000

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