





55, Barton Street, Macclesfield, Cheshire SK11 6RQ

Barton Street is an attractive end-terrace home, ideally positioned just a short walk from Macclesfield town centre and the railway station, making it perfectly suited to commuters and those seeking easy access to local amenities. Full of charm and character, this delightful property is certain to appeal to a wide range of buyers and represents an excellent opportunity to acquire a home in a highly sought-after location.

The accommodation briefly comprises a lounge and dining kitchen to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a fully enclosed private rear garden, paved for low-maintenance living and providing an ideal space for relaxing or entertaining outdoors.

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 Park Lane. At the traffic lights turn right into Bond Street and first right into South Park Road and take the first left turn into Barton Street. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

12'01 x 9'00

Composite front door with leaded style glazing inset. Living flame gas fire. Ceiling cornice. Wall light points. Meter cupboard. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

16'5 x 12'00 max

Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces extending to a breakfast bar. Integrated single oven with four ring gas hob and extractor hood over. Space for a free-standing fridge/freezer. Plumbing for automatic washing machine. Partially tiled walls. Built-in cupboard. Understairs cloaks cupboard. Laminate flooring. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Built-in storage cupboard. Double panelled radiator.

Bedroom One

12'2 x 9'1

Built-in storage cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

Bedroom Two

10'4 x 7'7

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Partially tiled walls. uPVC double glazed window. Single panelled radiator.

Outside**Gardens**

The fully enclosed private garden to the rear has been fully paved for ease of maintenance and is a lovely haven for outdoor enjoyment.

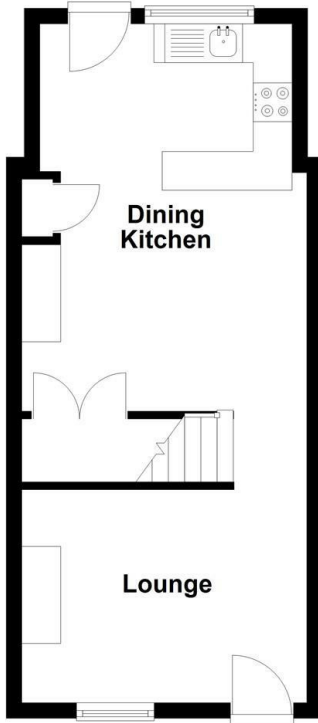
Tenure

Freehold.

£185,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

