





### **13, Clowes Street, Macclesfield, Cheshire SK11 8HX**

Clowes Street is a three-bedroom weavers cottage situated on a picturesque cobbled street just outside Macclesfield town centre. Full of character and potential, the property has been well loved over the years and now offers an excellent opportunity for buyers looking to modernise and create a wonderful home in a highly sought-after location.

The accommodation briefly comprises an entrance hall, lounge, dining kitchen, utility room, and W.C. to the ground floor. To the first floor are two double bedrooms and a bathroom. Occupying the second floor is a versatile Garrett room, enjoying far-reaching views towards the surrounding countryside and offering flexible use as a bedroom, home office, or hobby space. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the rear garden is of an excellent size and is primarily laid to lawn with a stone-flagged patio area. The property is conveniently located within walking distance of All Hallows Catholic College, a range of local shops and amenities, and the ever-popular South Park just around the corner.

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 Cumberland Street, continuing straight over the Chester Road roundabout into Oxford Road. Take the first turn on the right-hand side into Frances Street and the second left turn into Clowes Street, where the property can be found on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Entrance Hall

Solid wood front door with fanlight over. Handrail to the staircase. Wall light points. Understairs storage cupboard.

### Lounge

13'5 x 10'4

Open grate fireplace with tiled hearth and wooden mantel. Meter cupboard and storage cupboard to the chimney recesses. Downlighting. uPVC double glazed window. Single panelled radiator.

### Dining Kitchen

16'9 x 11'6

Single drainer one and a half bowl sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and attractive tiled splashbacks Space for a range style cooker. Integrated Bosch dishwasher. Integrated fridge/freezer. Tiled flooring. uPVC double glazed window. Double panelled radiator.

### Utility

6'7 x 5'00

Solid wood door to the garden. Space for a tumble dryer. Tiled flooring.

### W.C.

Low suite W.C. Washbasin. Shelving. Wall-mounted Glow Worm central heating and domestic hot water boiler. Tiled flooring. uPVC double glazed window.

## First Floor

### Landing

Handrail to the staircase. Wall light points. Airing cupboard with shelving.

### **Bedroom Two**

13'7 x 8'9 to the wardrobe

Floor to ceiling fitted wardrobes to the chimney recess. Wall light point. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

11'4 x 8'9 to the wardrobes

Floor to ceiling fitted wardrobe to the chimney recess. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The suite comprises a panelled bath with electric Triton shower over, a countertop washbasin with vanity storage below and a low suite W.C. Cupboard housing the hot water cylinder. Partially tiled walls. Laminated flooring. uPVC double glazed window. Double panelled radiator.

### **Second Floor**

#### **Bedroom One/Family Room**

25'3 x 16'9

Recessed fireplace with fitted gas fireplace. Exposed timber ceiling beams. Exposed stonework to the chimney breast. Built-in storage cupboard. Downlighting. Wall light points. uPVC double glazed windows to the front and rear elevation. Two double panelled radiators

#### **Outside**

#### **Gardens**

The garden to the rear includes a stone-flagged patio and area of lawn enclosed within hedged borders.

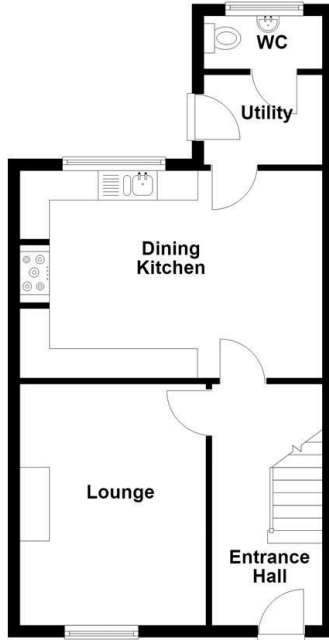
#### **Tenure**

Leasehold - A term of 999 years from 1823. There is an annual ground rent of £2.15.

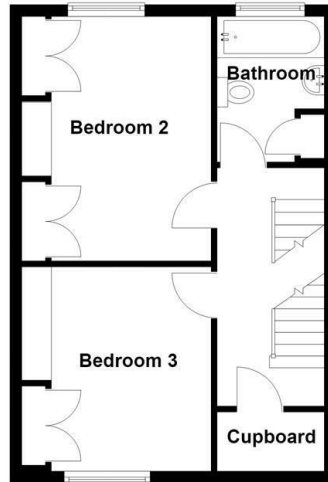
**£240,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



Second Floor

