





1, Hobson Street, Macclesfield, Cheshire SK11 6UF

Situated just a stone's throw from Macclesfield town centre and railway station, this charming two-bedroom mid-terrace property is perfectly positioned within walking distance of a wide range of local amenities, shops, cafes and transport links. The property also enjoys close proximity to the popular South Park.

The well-presented accommodation briefly comprises; a lounge, separate dining room and a kitchen to the ground floor. To the first floor, there are two double bedrooms and a bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the rear, there is a private courtyard fully enclosed by fenced borders, offering a low-maintenance outdoor space ideal for relaxing or entertaining. The courtyard opens onto a large shared garden, providing additional outdoor space.

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.

From the station proceed along Sunderland Street in the direction of Park Green. Continue over the lights into Park Street and across the mini roundabout into Park Lane. Take the third turning on the right hand side into Hobson Street.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

13'06 x 11'11

Composite front door with glazing inset. Meter cupboard. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room

14'00 x 11'11

Handrail to the staircase. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator. Open way through to the Kitchen.

Kitchen

10'04 x 4'11

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 over. Integrated electric oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/freezer. Partially tiled walls. Ideal combination condensing boiler. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Loft access. Single panelled radiator.

Bedroom One

13'10 x 11'10

Floor to ceiling fitted wardrobes to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 8'07

Bathroom

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

Outside**Gardens**

Courtyard style garden.

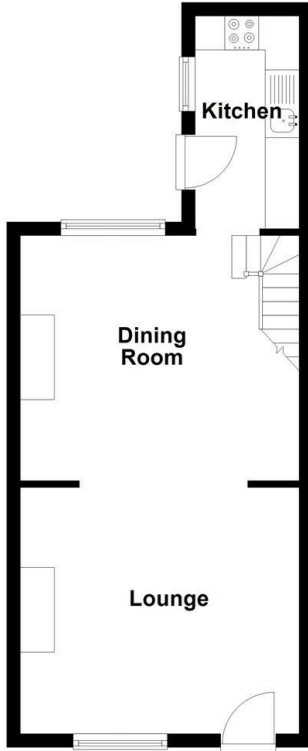
Tenure

Freehold

£189,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





