





9, Great Queen Street, Macclesfield, Cheshire SK11 6EZ

This period end of terrace cottage is set back from the road and enjoys a highly convenient location within a short walk of Macclesfield town centre. Full of charm and character the property boasts good sized rooms with high ceilings many original features and certainly needs to be viewed to be fully appreciated.

The property is warmed by gas fired central heating complimented by uPVC double glazing and comprises on the ground floor an entrance hall, lounge, separate dining room and kitchen, there is also a useful cellar measuring 15'7 in length. To the first floor there are two double bedrooms and a bathroom.

Outside there is a fully enclosed courtyard. providing a delightful and enclosed area in which to sit. Additionally there is another added benefit as there is a roller garage door fronting onto Great Queen Street that provides access to the courtyard if off road parking/secure storage if so required.

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 right onto Sunderland Street. Proceed through the traffic lights into Park Street, and at the roundabout turn right into Churchill Way. Proceed over the roundabout and at the first traffic lights turn left into Great King Street and the property can be found a short distance on the right on the corner of Great King Street and Great Queen Street.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

Composite front door. Meter cupboard. Double panel radiator.

Lounge

15'3 x 12'1

Brick fireplace with stone hearth. Ceiling cornice. Panel Radiator. uPVC double glazed window.

Dining Room

11'11 x 9'9

Gas fired central heating and domestic hot water boiler. Double panel radiator. uPVC double glazed window. Access to garden.

Kitchen

8'10 x 8'0

A single drainer stainless steel sink unit with mixer taps and base white high gloss base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splash backs. Part tiled walls. Plumbing for automatic washing machine. Electric cooker point. Panel radiator. uPVC double glazed window.

Cellar

15'7 x 11'7

Power and light. Radiator.

Landing

Loft access.

Bedroom One

15'5 x 12'0

Laminate floor. Panel radiator. uPVC double glazed window. Built in shelving.

Bedroom Two

12'0 x 9'9

Panel radiator. uPVC double glazed window.

Bathroom

8'10 x 8'0

A white suite comprising a panel bath with mixer taps and shower attachment over, pedestal wash basin and a low suite W.C. Part tiled walls. Extractor fan.

Panel radiator. uPVC double glazed window.

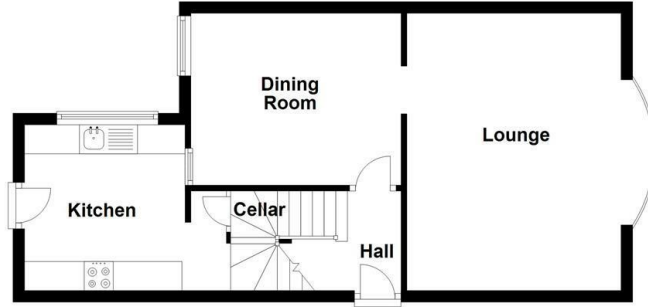
Outside

To the rear of the property there is a private enclosed courtyard providing a well protected area in which to enjoy the outside. There is also access via a roller garage door to provide off road parking/secure storage if required.

£215,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

