HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

70 Garden Street, Macclesfield, SK10 2QP

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Situated in a highly convenient location just a short walk from Macclesfield town centre and railway station, this two-bedroom mid-terrace property presents an excellent opportunity for a variety of buyers. Having been successfully let for many years, the property is ideally suited to first-time buyers, investors, or those seeking a home with scope to personalise and add value.

The accommodation briefly comprises an open-plan living and dining room with double doors opening into the kitchen on the ground floor. To the first floor are two well-proportioned bedrooms and a bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the rear is a pleasant garden incorporating an artificial lawn and two useful brick-built outhouses, both benefiting from power and lighting. On-street parking is available along Garden Street, while a wide range of local amenities, including Barracks Mill Retail Park, are all within easy reach.

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 Buxton Road and turn left after a short distance turn left into Fence Avenue. Proceed to the junction and turn left, where Garden Street can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
12'1 x 10'6
Composite front door with glazing inset. Dimplex electric fire set within the chimney breast. Ceiling cornice. Dado rail. T.V. aerial point. Meter cupboard to the chimney recess. Wall light point. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room
12'2 x 12'1
Handrail to the staircase. Dado rail. Wall light points. Double panelled radiator. Glazed double doors opening to the Kitchen.

Kitchen
11'6 x 6'7
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 and tiled splashbacks. Integrated Montpelier single oven. Integrated four ring gas hob with extractor hood over. Plumbing for washing machine. Cupboard housing the Worcester Bosch central heating and domestic hot water boiler. Ceiling cornice. Recessed spotlighting. uPVC double glazed window. uPVC door to the rear garden.

First Floor

Landing
Ceiling cornice. Recessed spotlghting. Loft access. Single panelled radiator.

Bedroom One
10'7 x 10'1 to the wardrobes
Built-in floor to ceiling wardrobes. Ceiling cornice. Recessed spotlghting. Dado rail. uPVC double glazed window. Double panelled radiator.

Bedroom Two
12'4 x 6'2 max
Built-in cupboard housing the hot water cylinder. Ceiling cornice. Dado rail. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and shower attachment, a pedestal washbasin and a low suite W.C. Partially tiled walls. Ceiling cornice. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

Outside

Gardens
The fully enclosed private rear garden has been attractively landscaped to feature a decked patio seating area alongside a low-maintenance artificial lawn, creating an ideal space for outdoor enjoyment. There is also a outside tap and a courtesy light. At the rear of the garden there are two brick built outhouses with light and power.

Tenure
Leasehold - A term of 999 years from 1853. There is an annual ground rent of £5.89.

£185,000

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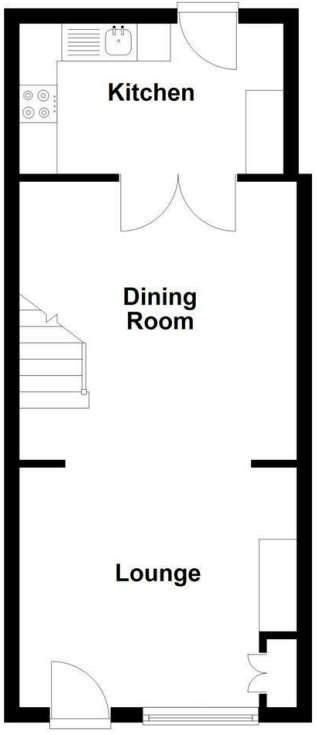
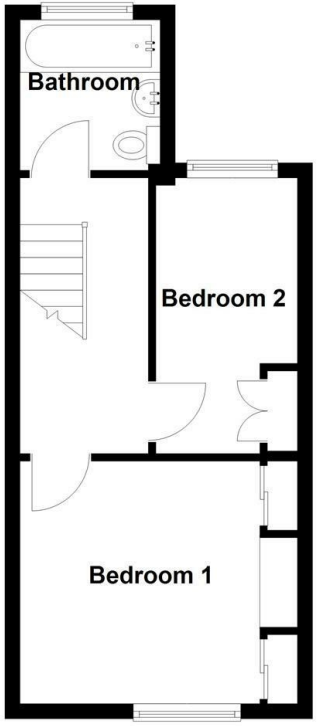
Ground Floor



First Floor



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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk