HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

42 Ryle Street, Macclesfield, SK11 8AX

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This truly charming cottage offers something rather special, combining beautifully presented accommodation with delightful views across its south-facing garden onto South Park beyond.
Rich in character, the property showcases a wealth of period features whilst also benefiting from thoughtful enhancements, including a ground floor extension and a versatile loft room making it an ideal choice for first-time buyers or a small family.

The accommodation briefly comprises an entrance hall, bay-fronted living room featuring an original fireplace with open fire and a well-appointed kitchen complete with a gas range-style cooker and ample space for dining and entertaining. To the rear, a bright and airy garden room with a glazed roof and doors open directly onto the garden creating a wonderful connection between indoor and outdoor living. A convenient ground floor WC completes the layout.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom. From the main bedroom, stairs lead to a fully boarded and panelled attic offering excellent versatility along with useful eaves storage. The property is warmed by gas-fired central heating via a modern combination boiler.

Believed to date from circa 1900–1910, the property is freehold and successfully blends period charm with modern improvements. Recent updates include a new bedroom window, a refurbished bathroom, installation of the ground floor W.C., kitchen enhancements, redecoration, and the addition of understairs storage.

The rear garden is a particular highlight being south-facing, enclosed, and backing directly onto South Park. Thoughtfully landscaped, it features Indian stone paving ideal for outdoor dining, a neat lawn, well-stocked borders, a mature cherry tree, and useful outbuildings, including a shed with power.

Perfectly positioned, the property is just a short stroll from the town centre, railway station, and a variety of local shops, cafés, and popular pubs.

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 to the traffic lights at Park Green. Continue across the lights and the next roundabout. Turn fourth left into Hobson Street and right into Ryle Street where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch
Courtesy light. Meter cupboard. Quarry tiled floor.

Entrance Hall
Solid wood front door with double glazed panel. Handrail and spindle balustrade to the staircase. Understairs storage cupboard. Quarry tiled floor.

Lounge
13'4" x 9'7"
Cast-iron fireplace with tiled hearth. Laminate flooring. uPVC double glazed windows to the bay. Double panelled radiator. Double doors to the Dining Kitchen.

Dining Kitchen
15'5" x 13'2
Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashback together with a matching island unit. Gas cooker point for a range style cooker with extractor hood over. Integrated dishwasher. Space for an up and over fridge/freezer. Plumbing for automatic washing machine. Downlighting. Understairs storage cupboard. Tiled flooring. Laminate flooring. Window and glazed door to the Garden Room. Double panelled radiator.

Garden Room
11'8" x 7'2"
Wall light points. Tiled flooring. uPVC roof. uPVC double doors opening onto the rear garden.

Cloakroom/W.C.
Washbasin with mixer tap, tiled splashback and vanity storage below. Low suite W.C. with concealed cistern. Downlighting.

First Floor

Landing
Handrail to the staircase.

Bedroom One
12'7" x 11'2"
Fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Double panelled radiator. Door to the Attic space.

Bedroom Two
13'2" x 8'0"
uPVC double glaze window. Double panelled radiator.

Bathroom
The suite comprises a panelled bath with mixer tap, screen and dual-headed thermostatic shower over, a washbasin with mixer tap, tiled splashback and vanity storage cupboard below and a low suite W.C. Wall-mounted mirror. Storage cupboard with shelving. Solid wood floor. Ornate radiator. uPVC double glazed window.

Second Floor

Attic Space
Handrail and spindle balustrade to the staircase. Eaves storage. Cupboard housing the Baxi combination condensing boiler. Velux window. uPVC double glazed window. Double panelled radiator. 18'10" x 10'8" maximum dimensions.

Outside

Gardens
The property is set behind a charming, stone-built walled garden, planted with mature shrubs and established planting. To the rear, the tastefully landscaped garden features a well-maintained lawn, a patio seating area ideal for outdoor dining, and a pathway leading to a gate that provides direct access onto South Park. The garden is further enhanced by planted borders and a mature cherry tree, adding seasonal interest and character. Additional benefits include an external store, a timber garden shed, and a further shed with electricity, offering excellent storage.

Tenure
Freehold

£269,950

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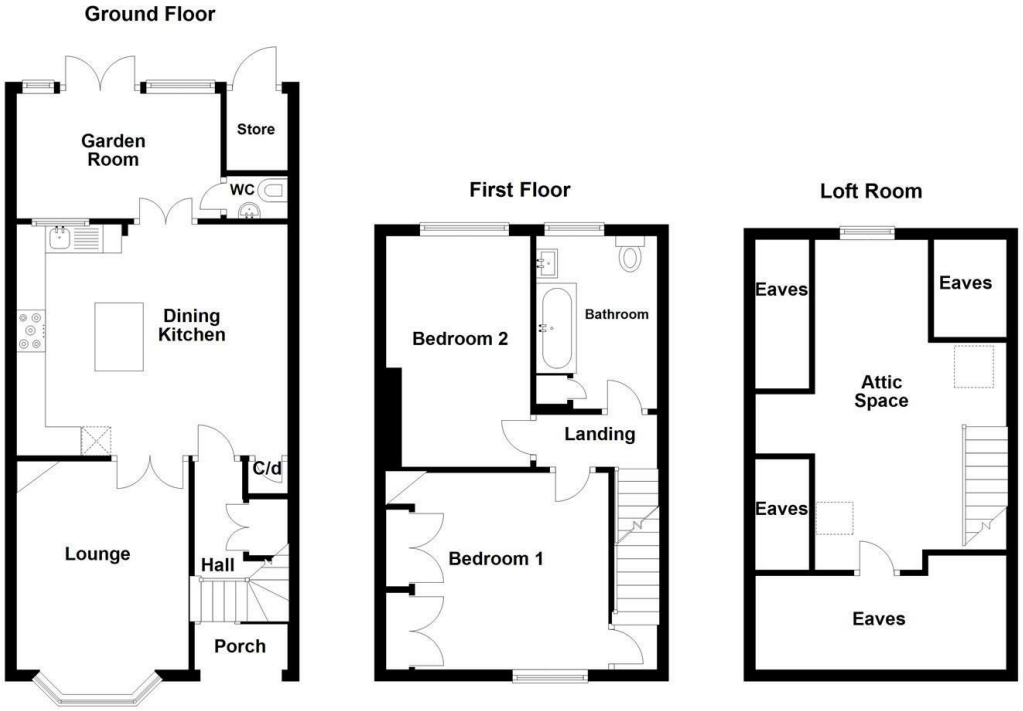

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