





39, York Street, Macclesfield, Cheshire SK10 1GG

Situated in a highly sought-after and convenient location, this impressive four-bedroom, three-storey townhouse offers generous and versatile accommodation ideally suited to modern family living. Within walking distance of Macclesfield town centre and the railway station, the property enjoys open views across Victoria Park and lies close to a number of well-regarded local schools.

The well-planned accommodation is arranged over three floors. The ground floor comprises an entrance hall, utility room and a double bedroom with French doors opening directly onto the garden and an en-suite shower room. This level also benefits from internal access to the integral garage. To the first floor is a spacious lounge with access to a private balcony, a separate study and a well-appointed dining kitchen with French doors overlooking the rear garden. The second floor offers a further double bedroom with en-suite shower room, two additional well-proportioned bedrooms and a modern family bathroom. The property is warmed by gas-fired central heating and benefits from uPVC double glazing throughout.

Externally, the front of the property features a tarmac driveway providing off-road parking and access to the garage. To the rear is a fully enclosed garden which is primarily laid to lawn and complemented by a stone-flagged patio area, ideal for outdoor dining and entertaining.

This is an excellent opportunity to acquire a spacious and well-located home with attractive park views, perfectly to a wide range of purchasers.

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 left onto Sunderland Street. Proceed under the railway bridge into Buxton Road and after a short distance turn left into York Street. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hall

Solid wood front door with glazing inset. Spindle balustrade to the staircase. Storage cupboard. Laminate flooring. Access to the garage. uPVC double glazed window. Single panelled radiator.

Bedroom One

16'01 x 11'01 max

Laminate flooring. T.V. aerial point. uPVC double glazed window. Double panelled radiator. uPVC French doors opening onto the rear garden.

En-suite Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Electric shaver point. Extractor fan. Wall-mounted mirror-fronted bathroom cabinet. Single panelled radiator.

Utility

7'09 x 3'03

Single drainer stainless steel sink unit with mixer tap and base unit below. A range of base and eye level units with woodblock work surfaces and tiled splashbacks. Plumbing for automatic washing machine. Space for a tumble dryer. Extractor fan. Laminate flooring. Single panelled radiator.

Garage

18'05 x 8'09

Up and over door. Power and light. Fitted shelving.

First Floor

Landing

Spindle balustrade to the staircase.

Lounge

16'07 x 15'07

Living flame gas fire set within a classical feature fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed window. uPVC double doors opening onto a tiled balcony with wrought iron railings with lovely views over the park. Double panelled radiator. Open way through to the Study.

Study

6'10 x 6'07

Single panelled radiator.

Dining Kitchen

16'01 x 11'00

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting woodblock work surfaces. Hotpoint single oven with four ring gas hob and extractor fan over. Integrated microwave oven. Plumbing for dishwasher. Space for an American style fridge/freezer. Pull-out pantry cupboard. T.V. aerial point. Partially tiled walls. Recessed spotlighting. uPVC double glazed window. uPVC double doors opening onto a Juliet style balcony. Double panelled radiator.

Second Floor

Landing

Spindle balustrade to the staircase. Loft access. Cupboard housing the Vaillant combination condensing boiler.

Bedroom Two

16'04 x 11'03 max

Laminate flooring. Two uPVC double glazed windows. Single panelled radiator.

En-suite Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Electric shaver point. Extractor fan. Wall-mounted bathroom cabinet. Chrome heated towel rail

Bedroom Three

12'06 x 8'10 max

Built-in wardrobe/cupboard. T.V aerial point. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Four

14'04 x 7'01 max

Laminate flooring. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Partially tiled walls. Extractor fan. Chrome heated towel rail.

Outside

Gardens

To the front of the property is a tarmacadam driveway providing off-road parking for two vehicles as well as access to the garage. The garden to the rear is fully enclosed within fenced panelled borders and is predominantly laid to lawn with a stone flagged patio seating area.

Tenure

Freehold

Offers Over £399,950

HOLDEN & PRESCOTT





