





144, Bond Street, Macclesfield, Cheshire SK11 6RE

Located in a highly convenient position just a short walk from Macclesfield town centre, the railway station, and a wide range of local amenities, this two-bedroom mid-terrace home offers an excellent opportunity for buyers keen to put their own stamp on a property.

The accommodation is well proportioned throughout, providing a fantastic blank canvas with great potential. The ground floor comprises a lounge, separate dining room and a kitchen. To the first floor are two spacious double bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing.

Externally, the rear of the property features a fully enclosed garden, bordered by fencing to create a private outdoor space. The garden is mainly laid to lawn and includes a stone-flagged patio area, ideal for outdoor seating and relaxation.

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 over the roundabout into Park Lane. At the first major traffic lights turn right into Bond Street and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

11'10 x 11'06

Composite front door with glazing inset. Feature fireplace with marble surround and hearth. Meter cupboard to the chimney recess. T.V. aerial point. Wall light points. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room

12'06 x 9'02

Ceiling cornice. Wall light points. Understairs storage cupboard. Handrail to the staircase. Open way through to the Kitchen.

Kitchen

10'01 x 7'10

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 work surfaces. Integrated single oven. Integrated four ring gas hob with extractor hood over. Glow Worm central heating and domestic hot water boiler. uPVC double glazed window. uPVC door opening to the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Dado rail. Airing cupboard housing the hot water cylinder. Wall light points. Single panelled radiator.



Bedroom One

11'06 x 10'02 to the wardrobes

Floor to ceiling fitted wardrobes. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Two

12'00 x 6'03

uPVC double glazed window. Double panelled radiator.

Shower Room

The white suite comprises a fully tiled corner cubicle with Aqua electric shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. Extractor fan. uPVC double glazed window. Double panelled radiator.

Outside

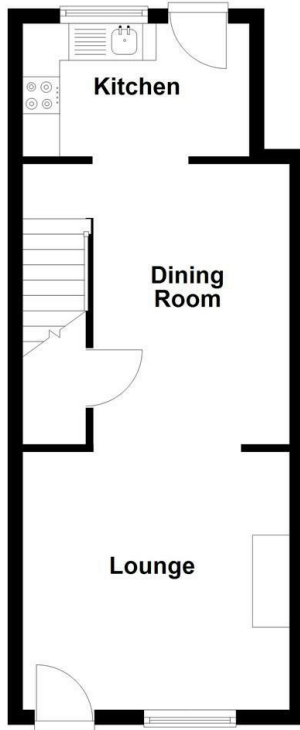
Gardens

Fully enclosed within fence panel borders, the rear garden is primarily laid to lawn with a stone flagged patio seating area.

£160,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

