





1, Windmill Street, Macclesfield, Cheshire SK11 7HP

Ideally positioned just moments from Macclesfield town centre and the railway station, this well-presented two-bedroom end-terrace home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. The location is particularly appealing, with Windmill Park just a short walk away, along with a variety of popular pubs, cafés, and local shops.

The accommodation is both well-proportioned and practical, comprising an entrance hall, a lounge, and a kitchen to the ground floor. To the first floor are two generous double bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout, ensuring comfort and efficiency.

Externally, there is a well-maintained communal garden to the rear, providing pleasant outdoor space. A standout feature is the off-street parking, located to the left-hand side of the property and accessed via secure gates, an increasingly rare and valuable asset in such a central location.

This attractive home combines convenience, comfort, and strong investment potential in one of Macclesfield's most accessible settings.

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 to the main traffic lights turning left and then at the next lights turn right onto the A523 Leek Road. Take the first turning on the left into Windmill Street. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Hallway

Composite front door with glazing inset and fanlight over. Ceiling cornice. Single panelled radiator.

Lounge

11'07 x 11'00

Ceiling cornice. Dado rail. uPVC double glazed window. Double panelled radiator.

Kitchen

12'01 x 10'01

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 single oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Space for fridge/freezer. Recessed spotlighting. Extractor fan. Handrail to the staircase. uPVC double glazed window. Solid oak stable door with glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Single panelled radiator.

Bedroom One

15'00 x 7'06

uPVC double glazed window with plantation shutters. Single panelled radiator.

Bedroom Two

11'11 x 7'02 max

Storage cupboard housing the Main combination condensing boiler. T.V. aerial point. Loft access. uPVC double glazed window with plantation shutters. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin with tiled splashback and a low suite W.C. Partially tiled walls. Shelving. Wall-mounted mirror-fronted bathroom cabinet. Single panelled radiator.

Outside**Garden**

To the rear of the property there is a well-maintained primarily laid to lawn shared garden. Additionally, located at the right hand side of the property and accessed via a set of gates there is a parking spot for a single vehicle belonging to number one.

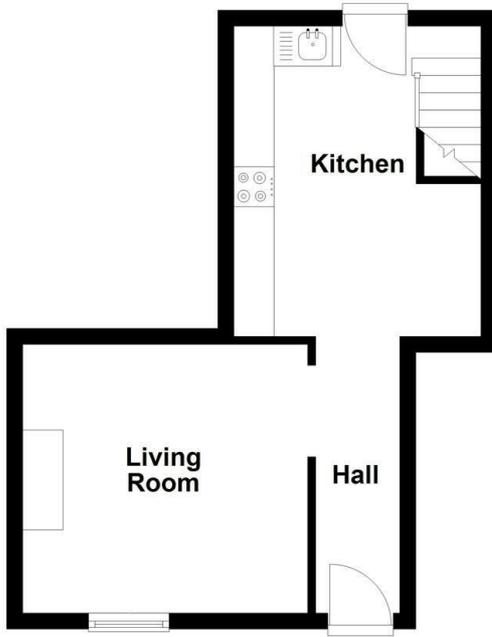
Tenure

Freehold

£175,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

