





## 41, Swettenham Street, Macclesfield, Cheshire SK11 7BT

Swettenham Street is a well-positioned three-bedroom semi-detached home, ideally located within easy walking distance of Macclesfield town centre and its excellent range of amenities. Beautifully presented throughout and with no onward chain, the property is ready for immediate occupation while still offering scope for buyers to personalise to their own taste.

The ground floor comprises a porch and entrance hall, a lounge, and a spacious open-plan dining kitchen featuring double doors that open out onto the rear garden. A particularly useful addition is the integral garage, accessible via an up-and-over door to the front or internally from the house. This versatile space incorporates a W.C. and provides excellent storage or secure parking. To the first floor, the property offers three well-proportioned bedrooms and a bathroom.

Externally, the home is set back behind a stone-flagged front garden with attractive hedged borders and a tarmac driveway providing off-road parking and access to the garage. To the rear, the generously sized garden is mainly laid to lawn and complemented by a raised stone patio area. Benefiting from a desirable westerly aspect, the garden and patio enjoy plenty of afternoon and evening sunshine.

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 Sunderland Street, turning left shortly before the traffic lights into Brook Street. Proceed over the Silk Road and take the fourth right into Swettenham Street and the property can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Porch

uPVC door with glazing inset. Courtesy light. Tiled flooring.

### Entrance Hall

Solid wood front door with glazing inset. spindle balustrade to the staircase. Understairs storage cupboard. Deep skirting boards. Meter cupboard. Stripped oak flooring. uPVC double glazed window. Double panelled radiator.

### Lounge

12'4 x 11'8

Multi-fuel stove set within a recessed exposed brick fireplace with stone hearth and wooden mantel. T.V. aerial point. Wall light points. Stripped oak flooring. uPVC double glazed window. Double panelled radiator. Glazed double doors opening to the Dining Kitchen.

### Dining Kitchen

19'1 x 11'7

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting wood block work surfaces extending to a breakfast bar. Gas cooker point with extractor hood over. Integrated dishwasher. Pantry cupboard with ample shelving and courtesy light. Partially tiled walls. Shelving to the chimney recess. T.V. aerial point. Wall light points. Part tiled and part stripped oak flooring. Door to the garage. uPVC double glazed window to the bay. uPVC double door opening onto the rear garden.

### Garage

19'4 max x 8'00

Up and over door with glazing. Power and light. Wall-mounted Vaillant combination condensing boiler. A range of built-in eye level cupboards. Stainless steel sink unit with mixer tap. Tiled flooring. uPVC double glazed window. uPVC door with glazing inset to the rear garden. Double panelled radiator.

### Cloakroom/W.C.

Washbasin with tiled splashback. Low suite W.C. Extractor fan. Tiled flooring. uPVC double glazed window. Double panelled radiator.

## First Floor

#### **Landing**

Spindle balustrade to the staircase. Loft access. Deep skirting boards. uPVC double glazed window

#### **Bedroom One**

12'4 x 11'8

Decorative cast-iron fireplace. T.V. aerial point. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Two**

12'1 x 11'11

Floor to ceiling fitted wardrobes to the chimney recesses. Loft access. T.V. aerial ;point. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

8'9 x 6'8

Deep skirting boards. uPVC double glazed window. Double panelled radiator.

#### **Bathroom**

The white suite comprises a panelled bath with central mixer tap and thermostatic shower over, a handwash basin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Partially tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

#### **Outside**

##### **Gardens**

The property is set back behind a block paved driveway providing off-road parking for one vehicle and access to the garage. The fully enclosed garden to the rear includes a full-width stone-flagged patio with steps leading down to a well-maintained lawn. Included within the sale is a timber built shed.

##### **Tenure**

Freehold

**£330,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor





