





30, John Street, Macclesfield, Cheshire SK11 8BN

No onward chain.

A charming one-bedroom mid-terrace property, ideally located within easy reach of Macclesfield town centre, the railway station and South Park. Perfectly suited to first-time buyers, this delightful home is brimming with character and offers well-presented accommodation throughout.

The ground floor comprises a welcoming lounge and a fitted kitchen, while to the first floor there is a generous double bedroom and a contemporary shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the rear, the garden is arranged over two tiers, featuring a small courtyard area with steps leading up to a bark-laid garden that provides a pleasant seating area.

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 Railway station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street and into Park Lane. Take the third turning on the left hand side into Hobson Street and left at the top into John Street where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

Solid wood front door. Attractive exposed brick recessed fireplace. Shelving and meter cupboard to the chimney recess. Delph shelf to one wall. Laminate flooring. uPVC double glazed window.

Kitchen

Single drainer one and a half bowl sink unit with mixer tap and base unit below. An additional range of matching base level units with contrasting wood block work surfaces and tiled splashbacks. Electric cooker point. Plumbing for automatic washing machine. Space for fridge/Freezer. Fitted shelving. Ceramic tile flooring. uPVC double glazed window. uPVC door opening onto the rear garden.

First Floor

Landing

Handrail to the staircase.

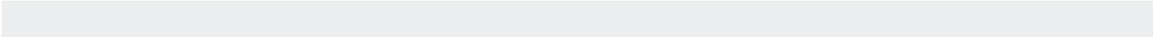
Bedroom

Fitted wardrobe to the chimney recess. Loft access. uPVC double glazed window. Double panelled radiator.

Shower Room

Fully tiled cubicle with thermostatic shower over, a vanity hand washbasin with mixer tap and storage below and a low suite W.C. Airing cupboard housing the combination condensing boiler. Partially tiled walls. Extractor fan. Dado rail. uPVC double glazed window. Vertical heated towel rail.

Outside



Gardens

The tiered rear garden is fully enclosed with panel fencing and offers a lower stone-flagged seating area, along with an upper, low maintenance bark laid garden.

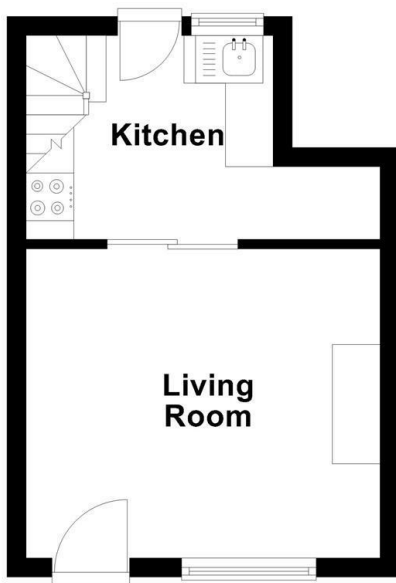
Tenure

Leasehold with a term off 999 years that started in 1847, there is no ground rent payable.

£139,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

