





## **156, Great King Street, Macclesfield, Cheshire SK11 6PR**

This spacious two double bedroom end terrace property has recently been re-furnished to a high standard throughout and now offers immaculate accommodation situated within walking distance of the town centre.

With the benefits of both gas fired central heating and uPVC double glazing, the accommodation briefly comprises entrance hall, living room, dining room and kitchen on the ground floor with two double bedrooms and a bathroom to the first floor. Additional benefit of a useable cellar, ideal for storage space.

A neat and low maintenance private yard is situated to the rear of the property.

Available with no Chain.

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 into Sunderland Street. Proceed to the traffic lights proceeding into Park Street and take the last exit at the roundabout into Churchill Way. Proceed to the next lights turning left into Great King Street. Proceed across the junction and the property can be found on the right hand side.

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

**HOLDEN & PRESCOTT**

**Ground Floor**

**Entrance Hall**

uPVC front door. Ceiling cornice. Access to the Cellar. Radiators.

**Lounge**

12'6 x 11'7

Feature sandstone fireplace with slate mantel and display plinths. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

**Dining Room**

12'3 x 10'6

uPVC double glazed window. Double panelled radiator.

**Kitchen**

12'1 x 9'0

Single drainer, stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated four ring induction hob with extractor canopy over. Integrated single oven. Plumbing for automatic washing machine. Space for a fridge/freezer. uPVC double glazed window. uPVC door to the rear garden. Double panelled radiator.

**Cellar**

11'2 x 11'0

Power and light. Location of utility meters.

**First Floor**

**Landing**

Storage cupboard housing the gas central heating and domestic hot water condensing combination boiler. Loft access.

**Bedroom One**

12'5 x 11'0

Built-in wardrobes with over bed cupboards above. Two wall light points. uPVC double glazed window. Radiator.

**Bedroom Two**

11'10 x 10'3

uPVC double glazed window. Radiator.

**Bathroom**

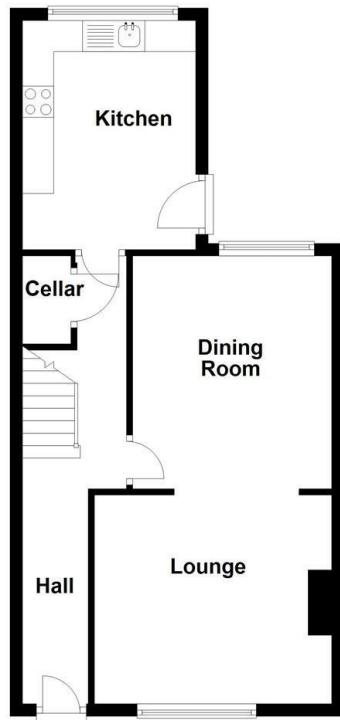
The white suite comprising a P-shaped panelled bath with central mixer taps and thermostatic shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical heated towel rail.

**Outside**

To the side and rear of the property there is a private, fully enclosed paved yard.

**£199,950**

**Ground Floor**



**First Floor**

