





22, Countess Road, Macclesfield, Cheshire SK11 8RX

This well-built mid-terrace property offers well-proportioned accommodation and benefits from both off-road parking and an enclosed rear garden.

Beautifully presented throughout, the property has been modernised to create a stylish and comfortable home.

The ground floor accommodation comprises an entrance hall, living room, utility room, and a newly fitted kitchen. To the first floor, there are two generously sized double bedrooms and a brand-new bathroom, complete with a transferable three-year warranty. The property also benefits from uPVC double glazing and gas central heating throughout.

Externally, the home is set back from the road behind a full-width driveway providing off-road parking for two vehicles. To the rear, the fully enclosed, low-maintenance garden features both a patio and a gravelled seating area, ideal for outdoor 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, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road past the fire station and take the next turning on the left into Ivy Road. Take the first right into Earlsway and first left into Countess Road.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Entrance Hall

uPVC front door with glazing inset and adjoining. LVT flooring. Meter cupboards. Staircase. Double panelled radiator.

Living Room

15'9 x 10'6

T.V. aerial point. uPVC double glazed windows to front and rear elevation. Double panelled radiator.

Kitchen

10'6 x 9'5

One and a half bowl composite sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and white tiled splashbacks. Gas cooker point with space for a range style cooker. Plumbing for washing machine. Storage cupboard. LVT flooring. uPVC double glazed window. Door through to the Utility Room. Vertical black towel rail.

Utility Room

13'4 x 5'3

Work surfaces with space for a tumble dryer below. Space for a fridge/freezer. uPVC double glazed window. uPVC patio doors onto the garden.

First Floor

Landing

uPVC double glazed window. Loft access. Single panelled radiator.

Bedroom One

12'5 x 10'6

Cupboard housing the combination condensing boiler. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'9 x 9'5

uPVC double glazed window. Double panelled radiator.

Bathroom

The contemporary suite comprises a panelled bath with mixer tap, screen and dual-headed thermostatic shower over, a washbasin with mixer tap set within a vanity storage unit and a low suite W.C. Wall-mounted mirror with integral lighting. Downlighting. uPVC double glazed window. Chrome heated towel rail.

Outside**Garden**

To the front of the property, a full-width block-paved driveway provides off-road parking for at least two vehicles. The fully enclosed, two-tiered rear garden offers a low-maintenance outdoor space with a gravelled seating area. A rear gate provides convenient access for refuse bins.

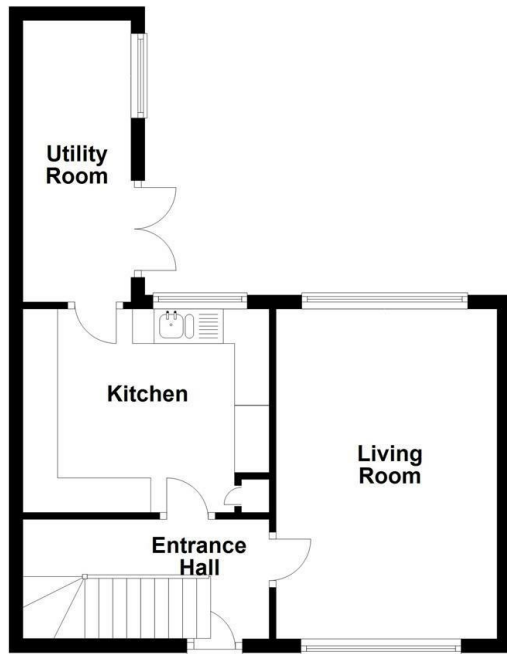
Tenure

Freehold

£215,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

