





## 82, Newton Street, Macclesfield, Cheshire SK11 6RN

Situated just a short distance from Macclesfield town centre, this attractive three-bedroom mid-terrace property has recently undergone comprehensive improvements, creating a beautifully presented home ready for immediate occupation. Offering generous and versatile accommodation throughout, the property provides an excellent opportunity for a range of buyers.

The accommodation briefly comprises; a lounge and a spacious open-plan dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary shower room. Further enhancing the property's appeal is a useful cellar, together with a fully boarded loft space, both benefiting from carpeting, power and lighting. The home also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the rear is a pleasant enclosed courtyard garden, attractively finished with Indian stone paving, creating a low-maintenance outdoor space ideal for relaxing and entertaining. A brick-built outhouse currently serves as a practical utility/W.C.

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 station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street and into Park Lane. Take the fifth turning on the right into Newton Street where the property can be found on the right hand side.

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

## Ground Floor

### Lounge

10'9 x 10'5

Composite front door with glazing inset. T.V. aerial point. Meter cupboard. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

### Dining Kitchen

19'8 x 8'2 max

Single drainer stainless steel sink with extendable mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Integrated fridge/freezer. Pantry style cupboard. Cupboard housing the Vaillant combination condensing boiler. Spindle balustrade to the staircase. Recessed spotlighting. uPVC double glazed window. uPVC door to the rear garden. Single panelled radiator.

### Cellar

8'3 x 5'2

Fully tanked. Power and light. Carpeted. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Loft access via a pull-down ladder. Velux window. Recessed spotlighting.

### Bedroom One

11'00 x 10'9

T.V. aerial point. Recessed spotlighting. Wall light points. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Two**

14'6 x 7'6 reducing to 5'5

T.V. aerial point. Wall light points. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

5'10 x 8'5

T.V. aerial point. uPVC double glazed window. double panelled radiator.

#### **Shower Room**

The suite comprises a fully tiled corner cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashbacks and a low suite W.C. Recessed spotlighting. Velux window. Chrome heated towel rail.

#### **Loft**

Accessed via a pull-down ladder. Power and light. Exposed timber beams. Velux window. Double panelled radiator.

#### **Outside**

#### **Outhouse**

6'11 x 5'6

Low suite W.C. Pedestal washbasin. Plumbing for washing machine. Space for a tumble dryer.

#### **Garden**

To the rear of the property is a fully enclosed courtyard-style outdoor space, featuring attractive Indian stone flagging. The area also benefits from a dedicated bin store and convenient ginnel access leading to Newton Street. A pleasant and private space, ideal for relaxing and enjoying the outdoors.

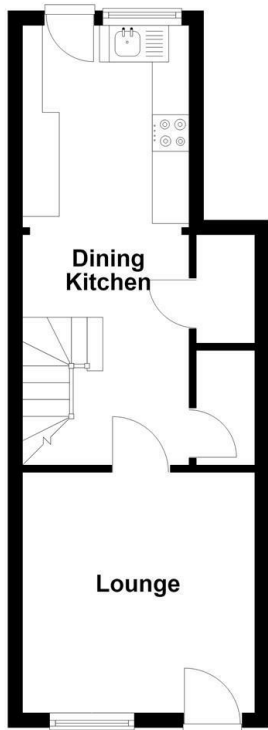
#### **Tenure**

Freehold.

**£235,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**







