





## **278, Crompton Road, Macclesfield, Cheshire SK11 8HB**

A charming and beautifully presented two-bedroom mid-terrace property, offered in immaculate condition and ready for immediate occupation. Ideally situated within close proximity to Macclesfield town centre, the home enjoys convenient access to a wide range of local amenities, shops, and transport links.

The well-appointed accommodation briefly comprises a lounge, a separate dining room, and a fitted kitchen to the ground floor. To the first floor, there are two well-proportioned bedrooms and a bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, there is access only across a neighbouring garden to the rear.

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 good access to 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 Park Lane (A536). Crompton Road is on the right hand side before just before Macclesfield College and the property is located on the left hand side.

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

## Ground Floor

### Lounge

Composite front door with glazing inset. Recessed fireplace with timber mantle. Fitted cupboards to the chimney recess. uPVC double glazed window. Double panelled radiator.

### Kitchen

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Bosch single oven. Integrated four ring induction hob with extractor hood over. Space for an up and over fridge/freezer. Plumbing for dishwasher. Plumbing for automatic washing machine. Recessed spotlighting. uPVC double glazed window.

### Dining Room

Recessed fireplace with exposed brick surround. Cupboards and shelving to the chimney recess. uPVC double glazed window. Access to the Cellar.

### Rear Porch

Double panelled radiator. uPVC door with glazing inset opening onto the rear garden.

### Cellar

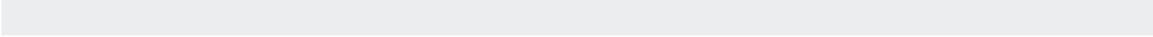
10'11 x 8'06

Courtesy light.

## First Floor

### Landing

Handrail to the staircase.



### **Bedroom One**

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

### **Bedroom Two**

Storage cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan.

### **Outside**

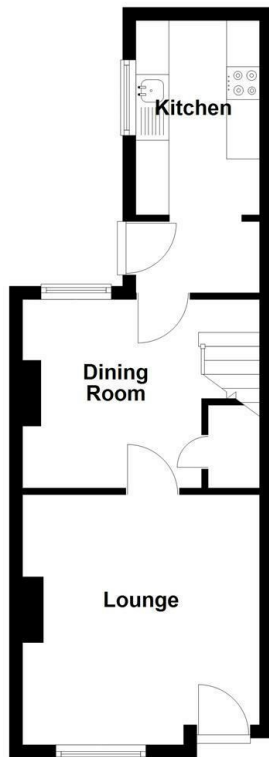
To the rear, there is access across a neighbouring private garden.

**£169,950**

HOLDEN & PRESCOTT



**Ground Floor**



**First Floor**

