





#### **4, Coronation Street, Macclesfield, Cheshire SK11 7PQ**

Within walking distance of Macclesfield town centre, this smart mid-terrace property offers crisp, freshly decorated accommodation available to the market with No Chain. With recently fitted uPVC double glazing (2024) and gas central heating boiler (2022), the property affords the chance for the first-time buyer or buy-to-let investor to acquire a property ready to move into.

The property in brief comprises lounge and dining, kitchen on the ground floor, and two bedrooms and bathroom on the first.

To the rear is a communal flagged garden area.

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

HOLDEN & PRESCOTT

## Ground Floor

### Lounge

11'11 x 11'6

Ceiling cornice. Oak flooring. T.V. aerial point. Meter cupboard. uPVC double glazed window.

### Kitchen

11'6 x 9'1

Single drainer stainless steel sink unit with central mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring stainless steel gas hob with extractor canopy over. Integrated fridge/freezer. Plumbing for washing machine. uPVC double glazed window. uPVC door to rear garden. Radiator.

## First Floor

### Landing

Loft access.

### Bedroom One

11'6 x 9'7 increasing to 11'1

Built-in wardrobes with drawers below. uPVC double glazed window. Radiator.

### Bedroom Two

8'7 x 5'11

Built-in bedroom furniture including wardrobes, drawers and bed recess with storage cupboards over. uPVC double glazed window. Airing cupboard housing the gas central heating and domestic hot water combination boiler (installed 2022). Radiator.



### **Bathroom**

A white suite comprising a panelled bath with mixer taps and thermostatic shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Extractor fan. Shaver point. Recessed spotlighting.

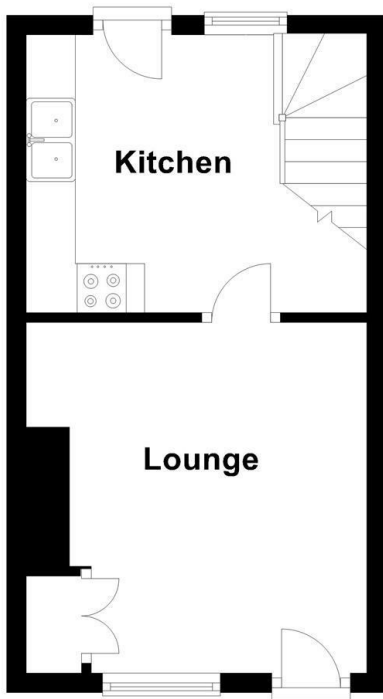
### **Outside**

To the rear of the property there is a communal flagged garden area which in common with many other communal gardens in Macclesfield has been divided into sections for privacy.

**£149,950**

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**Ground Floor**



**First Floor**

