





## 8, West Bond Street, Macclesfield, SK11 8EQ

Offered to the market with no onward chain, this well-presented two-bedroom mid-terrace property occupies a highly convenient position just moments from Macclesfield town centre and the railway station. Ideally suited to first-time buyers, downsizers, or investors, the property presents an excellent opportunity in a sought-after location.

The accommodation briefly comprises a lounge, separate dining room, and a fitted kitchen to the ground floor, with the added advantage of a useful cellar providing additional storage space. To the first floor are two well-proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the rear courtyard-style garden is enclosed by a combination of fenced and walled boundaries, creating a pleasant and private outdoor seating area ideal for relaxing or entertaining.

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 out of Macclesfield along Park Lane turning right at the traffic lights into Bond Street. Take the first turning on the left hand side into West Bond Street. The property can be found on the right hand side.

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

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## **Ground Floor**

### **Lounge**

11'08 x 11'07

Composite front door with glazing inset. Fireplace. Meter cupboard to the chimney recess. Engineered Oak flooring. uPVC double glazed window. Single panelled radiator.

### **Dining Room**

10'01 x 9'00

Door to cellar. Engineered Oak flooring. Single panelled radiator. Open way through to the Kitchen.

### **Kitchen**

11'01 x 5'10

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with woodblock work surfaces. Integrated single oven. Integrated four ring induction hob. Worcester Bosch combination condensing boiler. Plumbing for automatic washing machine. Partially tiled walls. uPVC double glazed window. Double panelled radiator. uPVC door opening onto the rear garden.

### **Cellar**

11'10 x 9'01

Handrail to the staircase. Power and light. Shelving.

## **First Floor**

### **Landing**

Handrail to the staircase. Stripped oak flooring. Airing cupboard. Loft access.

  
**Bedroom One**

11'09 x 11'08

Stripped oak flooring. uPVC double glazed window. Single panelled radiator.

**Bedroom Two**

10'04 x 5'04

Stripped oak flooring. Internal windows. uPVC double glazed window. Single panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap and shower attachment, a pedestal wash basin and a low suite W.C. Wall light point. Extractor fan. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

**Outside****Garden**

The courtyard style garden to the rear is fully enclosed within fenced and walled borders.

**Tenure**

Freehold

**£177,500**

**HOLDEN & PRESCOTT**





