





## 51, Rainow Road, Macclesfield, Cheshire SK10 2PD

Situated in a peaceful setting just moments from the canal, this charming stone-built cottage presents a rare opportunity to acquire a characterful one-bedroom terraced home in the heart of Macclesfield. Full of original charm and timeless appeal, the property offers an ideal blank canvas for buyers seeking to create a home tailored to their own taste and lifestyle.

The accommodation briefly comprises an entrance porch, a cosy living room, and a fitted kitchen to the ground floor. To the first floor, there is a spacious double bedroom and a beautifully appointed four-piece bathroom, complete with an elegant claw-foot free-standing bath.

The property further benefits from gas-fired central heating throughout.

Externally, the cottage is set back behind an enclosed front garden whilst to the rear there is an attractive tiered garden providing a peaceful and private outdoor retreat. Combining period character, excellent potential, and a highly desirable location close to the canal and local amenities, this delightful home is perfectly suited to first-time buyers, downsizers, or investors alike.

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 Hurdsfield Road (B5470) in an easterly direction. Having crossed over the canal the property can be found on the right hand side.

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

## Ground Floor

### Porch

uPVC front door with leaded style glazing. Recessed spotlighting. uPVC double glazed leaded style windows.

### Living Room

13'11 x 11'10

Multi-fuel stove set within a recessed fireplace with stone hearth and timber mantel. Handrail to the staircase. Wall light points. Exposed ceiling beams. uPVC double glazed leaded style window. Double panelled radiator.

### Kitchen

11'10 x 6'5

One and a half bowl composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point with extractor hood over. Plumbing for automatic washing machine. Space for a free-standing fridge/freezer. Tiled flooring. uPVC double glazed leaded style window. uPVC stable door with leaded style glazing inset opening to the rear garden. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade and rope rail to the staircase. uPVC double glazed leaded style window.

### Bedroom

11'11 x 11'10

Celing cornice. Access to the loft via a pull-down ladder. Wall-mounted Vaillant combination boiler. uPVC double glazed leaded style window. Double panelled radiator.

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**Bathroom**

The suite comprises a free-standing bath with central mixer tap and additional hand-held shower attachment, a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment, a washbasin with mixer tap and vanity storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Wall light points. Wooden panelling to one wall. Tiled flooring. uPVC double glazed leaded style window. Double panelled radiator.

**Outside****Gardens**

To the front of the property is a small lawned garden enclosed by a stone-built wall, while to the rear there is a tiered stone-flagged garden designed for low maintenance, creating an attractive outdoor space. Included in the sale is a timber garden shed.

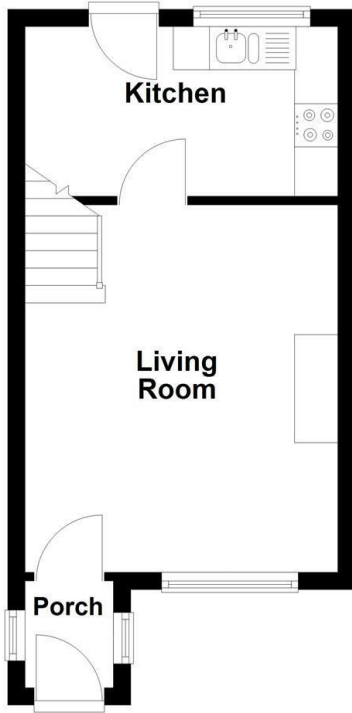
**Tenure**

Freehold

**£200,000**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**





